

Statement of Information
Single residential property
located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 506/408 Spencer Street, West Melbourne, 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$550,000.00 & \$590,000.00

Median sale price

Median price \$580,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Oct 2025 to Dec 2025 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2604/318 Queen St MELBOURNE 3000	\$560,000.00	14/01/2026
1206/23 Mackenzie St MELBOURNE 3000	\$580,000.00	9/12/2025
5101/60 Abeckett St MELBOURNE 3000	\$570,000.00	13/09/2025

This Statement of Information was prepared on: Friday 20th February 2026