

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 3/499 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$580,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	23/61 Haines St NORTH MELBOURNE 3051	\$673,000	11/02/2026
2	308/25 Oxford St NORTH MELBOURNE 3051	\$650,000	06/02/2026
3	15/43-51 Jeffcott St WEST MELBOURNE 3003	\$661,800	04/02/2026

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/02/2026 18:19



Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 225.104 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2025: \$580,000

Comparable Properties



23/61 Haines St NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)



Price: \$673,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: Apartment
Land Size: 2224 sqm approx



308/25 Oxford St NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)



Price: \$650,000
Method: Private Sale
Date: 06/02/2026
Rooms: 3
Property Type: Apartment



15/43-51 Jeffcott St WEST MELBOURNE 3003 (REI)

[Agent Comments](#)



Price: \$661,800
Method: Private Sale
Date: 04/02/2026
Property Type: Apartment

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