

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

1706/280 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$299,000

 &

\$328,900

Median sale price

Median price

\$470,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/01/2025

 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	1606/280 Spencer St MELBOURNE 3000	\$285,000	17/10/2025
2	1906/280 Spencer St MELBOURNE 3000	\$319,990	30/06/2025
3	2001/288 Spencer St MELBOURNE 3000	\$350,000	13/04/2025

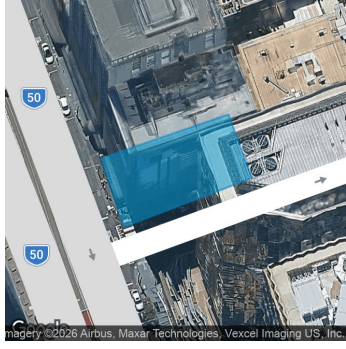
OR

~~**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:

14/02/2026 13:17

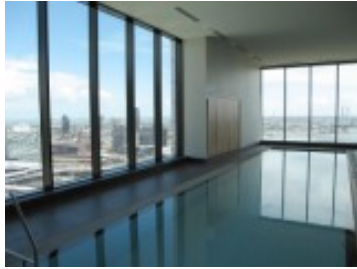
1706/280 Spencer Street, Melbourne Vic 3000



Property Type:
Agent Comments

Indicative Selling Price
\$299,000 - \$328,900
Median Unit Price
Year ending December 2025: \$470,000

Comparable Properties



1606/280 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 17/10/2025
Property Type: Flat/Unit/Apartment (Res)



1906/280 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$319,990
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment



2001/288 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 13/04/2025
Property Type: Apartment

Account - Heavyside



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