

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 1306/393 Spencer Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range

\$438,000

&

\$460,000

Median sale price

Median price

\$377,500

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/10/2024

to

30/09/2025

Source

REA

Comparable property sales

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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
1008/83 QUEENS BRIDGE STREET, SOUTHBANK VIC 3006	\$450,000	26/07/2025
135/158 SMITH STREET, COLLINGWOOD VIC 3066	\$460,000	02/05/2025
L2 232/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$438,000	04/09/2025

This Statement of Information was prepared on: 15/10/2025