

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

4111/260 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

8/5-7 DREWERY LANE MELBOURNE VIC 3000	\$980,000	17-Feb-26
5208/260 SPENCER STREET MELBOURNE VIC 3000	\$945,000	03-Oct-25
2305/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$915,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 20 March 2026



**8/5-7 DREWERY LANE
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

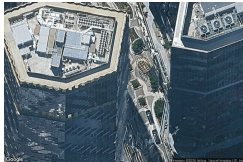
\$980,000

Sold Date

17-Feb-26

Distance

1.02km



**5208/260 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$945,000

Sold Date

03-Oct-25

Distance

0km



**2305/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$915,000

Sold Date

30-Oct-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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