

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

908/280 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

1802/280 SPENCER STREET MELBOURNE VIC 3000	\$325,000	02-Dec-25
1906/280 SPENCER STREET MELBOURNE VIC 3000	\$319,990	25-Jun-25
2013/288 SPENCER STREET MELBOURNE VIC 3000	\$335,000	11-Nov-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: 01 May 2026

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**1802/280 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$325,000** Sold Date **02-Dec-25**

Distance **0km**

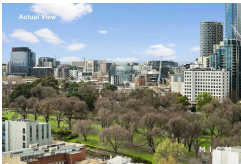


**1906/280 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$319,990** Sold Date **25-Jun-25**

Distance **0km**



**2013/288 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$335,000** Sold Date **11-Nov-25**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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