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	402/408 SPENCER STREET WEST MELBOURNE VIC 3003

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	$798,000	&	$868,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Jan 2025	to	31 Dec 2025	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
704/668 SWANSTON STREET CARLTON VIC 3053	$825,000	11-Oct-25
1402/63 LA TROBE STREET MELBOURNE VIC 3000	$850,000	06-Nov-25
63 LA TROBE STREET MELBOURNE VIC 3000	$850,000	06-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: 21 January 2026

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704/668 SWANSTON STREET CARLTON VIC 3053

2 2 1

Sold Price **$825,000** Sold Date **11-Oct-25**

Distance **1.61km**



1402/63 LA TROBE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$850,000** Sold Date **06-Nov-25**

Distance **1.68km**



63 LA TROBE STREET MELBOURNE VIC 3000

2 2 1

Sold Price Sold Date **06-Nov-25**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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