Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	506/408 Spencer Street, West Melbourne, 3003

Indicative selling price

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

Single price		or range between	$530,000.00	& $570,000.00

Median sale price

Median price	$580,000.00	Property type	Unit/Apartment	Suburb	WEST MELBOURNE
Period - From	Oct 2025	to	Dec 2025	Source	REIV

Comparable property sales

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
622/199 William St MELBOURNE 3000	$562,000.00	16/02/2026
3105/350 William St MELBOURNE 3000	$555,000.00	3/12/2025
1007/618 Lonsdale St MELBOURNE 3000	$535,000.00	25/09/2025

This Statement of Information was prepared on: Friday 20th March 2026