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	3/499 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $630,000

Median sale price

Median price $580,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 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
1	1504/393 Spencer St WEST MELBOURNE 3003	$630,000	31/12/2025
2	502/166 Flinders St MELBOURNE 3000	$635,500	23/10/2025
3	63/121 Rathdowne St CARLTON 3053	$620,000	15/10/2025

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 six months.~~

This Statement of Information was prepared on: 21/03/2026 12:24

3/499 Spencer Street, West Melbourne Vic 3003

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$630,000
Median Unit Price
December quarter 2025: $580,000

Comparable Properties

1504/393 Spencer St WEST MELBOURNE 3003 (VG)

2 - -

Agent Comments

Price: $630,000
Method: Sale
Date: 31/12/2025
Property Type: Flat/Unit/Apartment (Res)



502/166 Flinders St MELBOURNE 3000 (REI/VG)

2 1 -

Agent Comments

Price: $635,500
Method: Private Sale
Date: 23/10/2025
Property Type: Unit



63/121 Rathdowne St CARLTON 3053 (REI)

2 1 1

Agent Comments

Price: $620,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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