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	1308/408 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	$380,000.00	&	$418,000.00

Median sale price

Median price	$566,250.00	Property type	Unit/Apartment	Suburb	WEST MELBOURNE
Period - From	Jun 2025	to	Jun 2026	Source	Property Data

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
1813/560 Lonsdale St MELBOURNE 3000	$410,000.00	2/04/2026
908/408 Spencer St WEST MELBOURNE 3003	$390,000.00	23/03/2026
102/8 Atkin St NORTH MELBOURNE 3051	$418,000.00	20/02/2026

This Statement of Information was prepared on: Friday 12th June 2026