

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

3709/200 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

3711/220 SPENCER STREET MELBOURNE VIC 3000	\$645,500	01-Sep-25
3403/220 SPENCER STREET MELBOURNE VIC 3000	\$630,800	14-Jul-25
2915/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	16-Apr-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: 23 September 2025


**3711/220 SPENCER STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price

RS

\$645,500

Sold Date

01-Sep-25

Distance

0.1km

**3403/220 SPENCER STREET
MELBOURNE VIC 3000**

 2
  2
  1

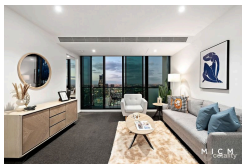
Sold Price

\$630,800

Sold Date

14-Jul-25

Distance

0.1km

**2915/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2
  2
  1

Sold Price

\$680,000

Sold Date

16-Apr-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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