

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

409/393 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2025

to

30 Apr 2026

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

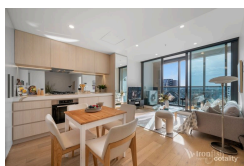
Date of sale

901/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$480,000	03-Jun-25
2015/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	20-May-25
2111/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$437,000	07-Feb-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 May 2026

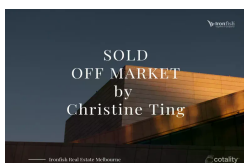


**901/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$480,000** Sold Date **03-Jun-25**

Distance **0km**

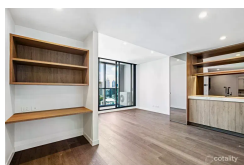


**2015/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$450,000** Sold Date **20-May-25**

Distance **0km**



**2111/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$437,000** Sold Date **07-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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