

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

6305/138 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

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

3903/138 SPENCER STREET MELBOURNE VIC 3000	\$530,000	10-Dec-25
6204/138 SPENCER STREET MELBOURNE VIC 3000	\$649,200	21-Oct-25
6304/138 SPENCER STREET MELBOURNE VIC 3000	\$650,200	28-Apr-26

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: 24 August 2026



3903/138 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price

\$530,000

Sold Date

10-Dec-25

Distance

0km


6204/138 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

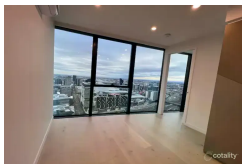
Sold Price

\$649,200

Sold Date

21-Oct-25

Distance

0km


6304/138 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price

\$650,200

Sold Date

28-Apr-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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