

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	5111/138 Spencer Street, Melbourne Vic 3000
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Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$495,000	Property Type	Unit	Suburb	Melbourne
Period - From	04/08/2025	to	03/08/2026	Source	Property Data

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	1008/112 Adderley St WEST MELBOURNE 3003	\$770,000	22/07/2026
2	4103/35 Queens Bridge St SOUTHBANK 3006	\$800,000	08/07/2026
3	703/390 Little Collins St MELBOURNE 3000	\$790,000	01/07/2026

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: 04/08/2026 14:51