

# 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

21 Arras Street, Spotswood, Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$950,000

### Median sale price

Median price

\$794,500

Property type

Unit

Suburb

Spotswood

Period - From

01/05/2025

to

30/04/2026

Source



PropTrack

### 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
2B Prentice Street, Newport, VIC 3015	\$925,000	13/04/2026
1/82 Kernot Street, South Kingsville, VIC 3015	\$980,000	21/03/2026
18 Chalmers Lane, Newport, VIC 3015	\$980,000	20/03/2026

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: 25/05/2026