

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

404/393 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West 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

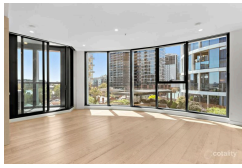
Date of sale

512/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	19-Apr-24
2110/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$600,000	06-Oct-24
2106/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$595,000	10-Jul-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: 15 September 2025



**512/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$640,000

Sold Date

19-Apr-24

Distance

0km



**2110/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$600,000

Sold Date

06-Oct-24

Distance

0km



**2106/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$595,000

Sold Date

10-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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