

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 1312/220 Spencer St, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$339,990

Median sale price

Median price \$500,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 11/03/2025 to 11/03/2026 Source REIV

Comparable property sales

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
3709/220 SPENCER STREET, MELBOURNE VIC 3000	\$340,000	15/04/2025
1209/220 SPENCER STREET, MELBOURNE VIC 3000	\$350,000	05/05/2025
2001/288 SPENCER STREET, MELBOURNE VIC 3000	\$350,000	13/04/2025

This Statement of Information was prepared on: 06/06/2026

