

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 2811/220 Spencer Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$630,000

&

\$660,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

29/05/2026

to

29/05/2026

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
2217/220 SPENCER STREET, MELBOURNE VIC 3000	\$641,000	20/04/2026
2611/220 SPENCER STREET, MELBOURNE VIC 3000	\$640,000	03/03/2026
3711/220 SPENCER STREET, MELBOURNE VIC 3000	\$645,500	01/09/2026

This Statement of Information was prepared on: 29/05/2026

