

## 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 1306/393 Spencer Street, West Melbourne, VIC 3003

### Indicative selling price

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

Price Range

\$425,000

&

\$450,000

### Median sale price

Median price

\$372,500

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/04/2025

to

01/03/2026

Source

REA

### Comparable property sales

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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
1203/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$425,000	21/11/2025
312/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$450,000	06/11/2025
808/58 JEFFCOTT STREET, WEST MELBOURNE VIC 3003	\$440,000	14/01/2026

This Statement of Information was prepared on: 16/04/2026