

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

Price Range

\$340,000

&

\$359,900

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

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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
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: 11/03/2026

