

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

6009/260 SPENCER STREET MELBOURNE VIC 3000

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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

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

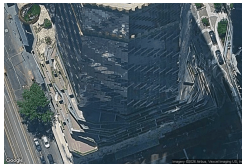
Date of sale

2108/260 SPENCER STREET MELBOURNE VIC 3000	\$850,000	05-May-25
2208/260 SPENCER STREET MELBOURNE VIC 3000	\$851,250	10-Mar-25
2111/260 SPENCER STREET MELBOURNE VIC 3000	\$875,000	02-May-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: 14 July 2026



**2108/260 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  -

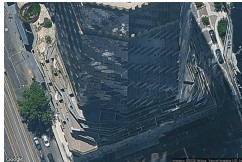
Sold Price

\$850,000

Sold Date **05-May-25**

Distance

0km



**2208/260 SPENCER STREET
MELBOURNE VIC 3000**

 2  -  -

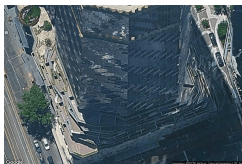
Sold Price

\$851,250

Sold Date **10-Mar-25**

Distance

0km



**2111/260 SPENCER STREET
MELBOURNE VIC 3000**

 2  -  -

Sold Price

\$875,000

Sold Date **02-May-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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