

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

5305/160 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

2006/138 SPENCER STREET MELBOURNE VIC 3000	\$635,000	28-Apr-26
6304/138 SPENCER STREET MELBOURNE VIC 3000	\$650,200	28-Apr-26
1810/200 SPENCER STREET MELBOURNE VIC 3000	\$640,000	29-Jun-26

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: 07 September 2026



2006/138 SPENCER STREET MELBOURNE VIC 3000

 2
  2
  -

Sold Price **\$635,000** Sold Date **28-Apr-26**

Distance **0.02km**



6304/138 SPENCER STREET MELBOURNE VIC 3000

 1
  1
  -

Sold Price **\$650,200** Sold Date **28-Apr-26**

Distance **0.02km**



1810/200 SPENCER STREET MELBOURNE VIC 3000

 2
  1
  1

Sold Price **\$640,000** Sold Date **29-Jun-26**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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