

## 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

803/393 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$438,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2025

to

30 Apr 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

2605/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	22-Apr-26
907/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$450,000	20-Feb-26
508/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$435,000	02-Mar-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: 08 May 2026



**2605/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price

<sup>RS</sup>

**\$450,000**

Sold Date

**22-Apr-26**

 1  1  1

Distance

**0km**



**907/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$450,000**

Sold Date

**20-Feb-26**

 1  1  1

Distance

**0.15km**



**508/55-63 JEFFCOTT STREET  
WEST MELBOURNE VIC 3003**

Sold Price

**\$435,000**

Sold Date

**02-Mar-26**

 1  1  1

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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