

## 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

402/408 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

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

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

2404/260 SPENCER STREET MELBOURNE VIC 3000	\$909,950	15-Jul-25
1504/25 WATERFRONT WAY DOCKLANDS VIC 3008	\$907,500	17-Jul-25
2606/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$830,000	20-Oct-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: 16 December 2025



**2404/260 SPENCER STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$909,950**

Sold Date

**15-Jul-25**

Distance

**0.46km**



**1504/25 WATERFRONT WAY  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$907,500**

Sold Date

**17-Jul-25**

Distance

**1.07km**



**2606/915-941 COLLINS STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$830,000**

Sold Date

**20-Oct-25**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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