

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

3903/138 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

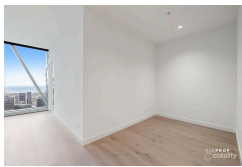
Date of sale

6701/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$540,000	12-Aug-25
7404/138 SPENCER STREET MELBOURNE VIC 3000	\$670,300	10-Sep-25
7409/138 SPENCER STREET MELBOURNE VIC 3000	\$655,600	23-Jun-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: 18 November 2025



6701/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$540,000** Sold Date **12-Aug-25**

Distance **0.34km**

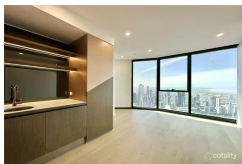


7404/138 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$670,300** Sold Date **10-Sep-25**

Distance **0km**



7409/138 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$655,600** Sold Date **23-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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