

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

1101/138 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

2802/138 SPENCER STREET MELBOURNE VIC 3000	\$728,888	21-Oct-25
2302/138 SPENCER STREET MELBOURNE VIC 3000	\$652,000	20-Aug-24
1309/138 SPENCER STREET MELBOURNE VIC 3000	\$749,390	03-Mar-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 January 2026



**2802/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$728,888** Sold Date **21-Oct-25**

Distance **0km**



**2302/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$652,000** Sold Date **20-Aug-24**

Distance **0km**



**1309/138 SPENCER STREET
MELBOURNE VIC 3000**

2 - -

Sold Price **\$749,390** Sold Date **03-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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