



STATEMENT OF INFORMATION

1504/392 SPENCER STREET, WEST MELBOURNE, VIC 3003

PREPARED BY AZHAR ALI, ADVIZHAR REAL ESTATE, PHONE: 0406 368 458

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1504/392 SPENCER STREET, WEST

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$490,000 to \$538,000

Provided by: Azhar Ali, Advizhar Real Estate

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$540,000

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



4706/462 ELIZABETH ST, MELBOURNE, VIC

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Sale Price

***\$560,000**

Sale Date: 06/02/2026

Distance from Property: 934m



518/628 FLINDERS ST, DOCKLANDS, VIC 3008

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Sale Price

***\$490,000**

Sale Date: 03/02/2026

Distance from Property: 1.1km



This report has been compiled on 19/03/2026 by Advizhar Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 1504/392 SPENCER STREET, WEST MELBOURNE, VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$490,000 to \$538,000

Median sale price

Median price: \$540,000 Property type: Unit Suburb: WEST MELBOURNE
Period: 01 January 2025 to 31 December 2025 Source: pricefinder

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
4706/462 ELIZABETH ST, MELBOURNE, VIC 3000	*\$560,000	06/02/2026
518/628 FLINDERS ST, DOCKLANDS, VIC 3008	*\$490,000	03/02/2026

This Statement of Information was prepared on: 19/03/2026