

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

4508/138 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

3903/138 SPENCER STREET MELBOURNE VIC 3000	\$530,000	10-Dec-25
4202/138 SPENCER STREET MELBOURNE VIC 3000	\$704,800	04-Sep-25
6204/138 SPENCER STREET MELBOURNE VIC 3000	\$649,200	21-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: 24 April 2026



**3903/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$530,000** Sold Date **10-Dec-25**

Distance **0km**



**4202/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$704,800** Sold Date **04-Sep-25**

Distance **0km**

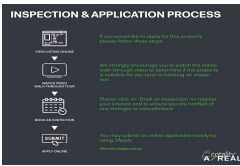


**6204/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$649,200** Sold Date **21-Oct-25**

Distance **0km**



**6710/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$550,000** Sold Date **18-Sep-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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