

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

305/429 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

1302/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$330,000	28-Oct-25
314/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$300,000	28-Apr-26
310/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$350,000	10-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: 16 July 2026



**1302/429 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$330,000

Sold Date

28-Oct-25

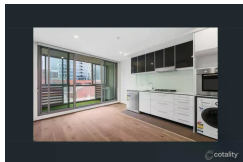
 2

 1

 -

Distance

0km



**314/429 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$300,000

Sold Date

28-Apr-26

 1

 1

 1

Distance

0km



**310/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$350,000

Sold Date

10-Jun-25

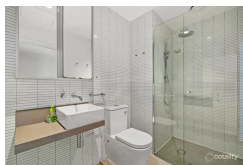
 1

 1

 1

Distance

0.07km



**1913/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$420,000

Sold Date

06-Apr-25

 2

 1

 -

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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