

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

406/393 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

\$420,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

412/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$438,000	28-Aug-25
202/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$425,000	27-Jun-25
901/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$480,000	03-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: 15 September 2025



**412/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS}

\$438,000

Sold Date

28-Aug-25



1



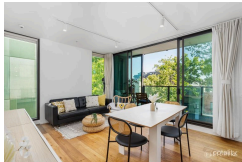
1



1

Distance

0.15km



**202/121 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$425,000

Sold Date

27-Jun-25



1



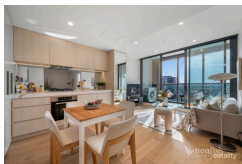
1



1

Distance

0.29km



**901/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$480,000

Sold Date

03-Jun-25



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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