

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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

407/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$445,000	16-May-25
2015/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	20-May-25
312/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$470,000	02-May-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: 26 August 2025



407/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$445,000

Sold Date

16-May-25

Distance

0.2km



2015/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$450,000

Sold Date

20-May-25

Distance

0km



312/102 STANLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$470,000

Sold Date

02-May-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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