

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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

107/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$375,000	02-Oct-25
505/16 ANDERSON STREET WEST MELBOURNE VIC 3003	\$460,000	03-Sep-25
412/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$438,000	28-Aug-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: 05 November 2025



**107/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

RS

\$375,000

Sold Date

02-Oct-25



1



1



1

Distance

0.24km



**505/16 ANDERSON STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$460,000

Sold Date

03-Sep-25



1



1



1

Distance

0.94km



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

Sold Price

\$438,000

Sold Date

28-Aug-25



1



1



1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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