

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

1501/200 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

94P/200 SPENCER STREET MELBOURNE VIC 3000	\$520,800	05-Feb-26
2202/200 SPENCER STREET MELBOURNE VIC 3000	\$550,000	17-Apr-26
2206/200 SPENCER STREET MELBOURNE VIC 3000	\$565,000	12-Feb-26

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: 01 June 2026

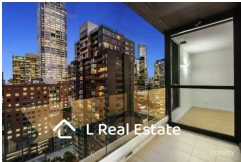


**94P/200 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$520,800** Sold Date **05-Feb-26**

Distance **0km**



**2202/200 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$550,000** Sold Date **17-Apr-26**

Distance **0km**



**2206/200 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$565,000** Sold Date **12-Feb-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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