

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 3101/288 Spencer Street, Melbourne, 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$688,000.00 & \$748,000.00

**Median sale price**

Median price \$560,000.00 Property type Unit/Apartment Suburb MELBOURNE  
 Period - From Dec 2023 to Dec 2024 Source Property Data

**Comparable property sales**

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 six months.

This Statement of Information was prepared on: Wednesday 26th February 2025