

605/31 Spring Street, Melbourne Vic 3000



2 Bed 1 Bath 1 Car

Property Type: Apartment

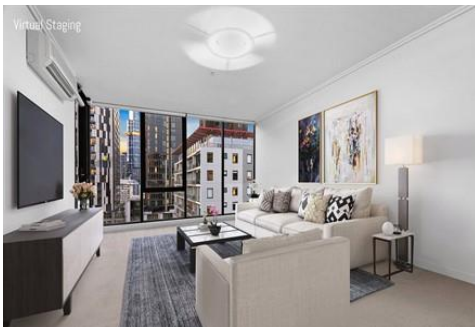
Indicative Selling Price

\$719,000

Median House Price

19/02/2024 - 18/02/2025: \$550,000

Comparable Properties



1015/38 Bank Street, South Melbourne 3205 (REI)

2 Bed 2 Bath 1 Car

Price: \$700,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment

Agent Comments: Inferior location & condition not as renovated, has second bathroom



5815/228 Latrobe Street, Melbourne 3000 (REI)

2 Bed 2 Bath - Car

Price: \$720,000

Method: Private Sale

Date: 13/11/2024

Property Type: Apartment

Agent Comments: Inferior location, similar accommodation & internal size, has additional bathroom, no parking



2402/27 Therry Street, Melbourne 3000 (VG)

2 Bed 1 Bath 1 Car

Price: \$720,000

Method: Sale

Date: 28/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Inferior location, same accommodation, inferior condition unrenovated.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

605/31 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$719,000

Median sale price

Median price

\$550,000

Unit

x

Suburb

Melbourne

Period - From

19/02/2024

to

18/02/2025

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1015/38 Bank Street, SOUTH MELBOURNE 3205	\$700,000	13/12/2024
5815/228 La Trobe Street, MELBOURNE 3000	\$720,000	13/11/2024
2402/27 Therry Street, MELBOURNE 3000	\$720,000	28/10/2024

This Statement of Information was prepared on:

19/02/2025 09:33