

# 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

1905/31 Spring Street, Melbourne Vic 3000

### Indicative selling price

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

Range between \$440,000 & \$460,000

### Median sale price

Median price \$543,000 Property Type Unit Suburb Melbourne

Period - From 13/03/2024 to 12/03/2025 Source Property Data

### 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 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
1	303/81 Argyle St FITZROY 3065	\$460,000	21/02/2025
2	1506/83 Queens Bridge St SOUTHBANK 3006	\$450,000	15/10/2024
3	1/355 Rathdowne St CARLTON 3053	\$445,000	04/10/2024

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 six months.~~

This Statement of Information was prepared on:

13/03/2025 16:59

1905/31 Spring Street, Melbourne Vic 3000



1 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$440,000 - \$460,000  
Median Unit Price  
13/03/2024 - 12/03/2025: \$543,000

## Comparable Properties



303/81 Argyle St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$460,000  
Method: Private Sale  
Date: 21/02/2025  
Property Type: Apartment



1506/83 Queens Bridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000  
Method: Private Sale  
Date: 15/10/2024  
Property Type: Apartment

1/355 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000  
Method: Sold Before Auction  
Date: 04/10/2024  
Property Type: Apartment

Account - Melbourne Boutique Property



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