

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$480,000

### Median sale price

Median price \$542,350 Property Type Unit Suburb Melbourne

Period - From 05/03/2024 to 04/03/2025 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	404/132 Smith St COLLINGWOOD 3066	\$475,000	28/02/2025
2	810/601 Little Lonsdale St MELBOURNE 3000	\$470,000	15/01/2025
3	1813/22-24 Jane Bell La MELBOURNE 3000	\$470,000	29/11/2024

**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:

05/03/2025 15:22

1905/31 Spring Street, Melbourne Vic 3000



 1  1  1

**Property Type:** Strata Unit/Flat

**Land Size:** 55 sqm approx

Agent Comments

**Indicative Selling Price**

\$460,000 - \$480,000

**Median Unit Price**

05/03/2024 - 04/03/2025: \$542,350

## Comparable Properties



**404/132 Smith St COLLINGWOOD 3066 (REI)**

Agent Comments

 1  1  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment



**810/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 15/01/2025

**Property Type:** Apartment



**1813/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

 1  1  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 29/11/2024

**Property Type:** Apartment

Account - Melbourne Boutique Property



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