

## 605/31 Spring Street, Melbourne Vic 3000



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$739,000  
**Median House Price**  
 10/12/2023 - 09/12/2024: \$560,000

## Comparable Properties



### 4/130 Flinders Street, Melbourne 3000 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Apartment  
**Agent Comments:** Inferior location, no car space, older renovation, benefits from mezzanine level



### 64A/211 Wellington Parade South, East Melbourne 3002 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$737,500  
**Method:** Sold Before Auction  
**Date:** 23/10/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable attributes, older block and apartment in original condition, close location



### 814/162 Albert Street, East Melbourne 3002 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$730,000  
**Method:** Sale  
**Date:** 22/10/2024  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** Comparable attributes, similar location, older renovation

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

Single price

\$739,000

#### Median sale price

Median price

\$560,000

Unit

x

Suburb

Melbourne

Period - From

10/12/2023

to

09/12/2024

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 |
|--|-----------|--------------|
| 4/130 Flinders Street, MELBOURNE 3000                | \$740,000 | 27/11/2024   |
| 64A/211 Wellington Parade South, EAST MELBOURNE 3002 | \$737,500 | 23/10/2024   |
| 814/162 Albert Street, EAST MELBOURNE 3002           | \$730,000 | 22/10/2024   |

This Statement of Information was prepared on:

10/12/2024 10:21