

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1008/31 SPRING STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Price Range: \$420,000 to \$449,995

Median sale price

Median price

\$525,000

Property type

Unit

Suburb

MELBOURNE

Period

01 October 2024 to 31 December 2024

Source

 pricefinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3011/22-24 JANE BELL LANE, MELBOURNE, VIC 3000	**\$437,500	28/02/2025
712/148 WELLS ST, SOUTH MELBOURNE, VIC 3205	*\$449,000	31/01/2025
3/201 SPRING ST, MELBOURNE, VIC 3000	*\$430,000	17/12/2024

This Statement of Information was prepared on:

26/03/2025