

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

1205/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

13/06/2024

to

12/06/2025

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	1105/31 Spring St MELBOURNE 3000	\$650,000	02/03/2025
2	605/31 Spring St MELBOURNE 3000	\$700,000	02/03/2025
3	368/299 Spring St MELBOURNE 3000	\$675,000	20/01/2025

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:

13/06/2025 12:09

1205/31 Spring Street, Melbourne Vic 3000



 2  1  1

Property Type: Unit
Land Size: 78 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
13/06/2024 - 12/06/2025: \$530,000

Comparable Properties



1105/31 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000
Method: Private Sale
Date: 02/03/2025
Property Type: Apartment



605/31 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 02/03/2025
Property Type: Apartment



368/299 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$675,000
Method: Private Sale
Date: 20/01/2025
Property Type: Apartment

Account - Melbourne Boutique Property



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