

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

353/299 SPRING STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

379/299 SPRING STREET MELBOURNE VIC 3000	\$1,056,800	26-Sep-24
1 L10/201 SPRING STREET MELBOURNE VIC 3000	\$1,100,000	17-Sep-24

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 6 months.

This Statement of Information was prepared on: 13 June 2025



**379/299 SPRING STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,056,800** Sold Date **26-Sep-24**

Distance **0km**



**1 L10/201 SPRING STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,100,000** Sold Date **17-Sep-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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