

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

1105/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	368/299 Spring St MELBOURNE 3000	\$675,000	20/01/2025
2	2406/22-24 Jane Bell La MELBOURNE 3000	\$688,000	03/12/2024
3	10.4/201 Spring St MELBOURNE 3000	\$675,000	29/08/2024

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:

28/01/2025 13:10



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

Year ending December 2024: \$485,000

Comparable Properties



368/299 Spring St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 20/01/2025

Property Type: Apartment



2406/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$688,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment



10.4/201 Spring St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 29/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000