

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

1001/31 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

or range
between

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

602/31 SPRING STREET MELBOURNE VIC 3000	\$900,000	12-Mar-26
106/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002	\$855,000	23-May-26

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: 25 June 2026



602/31 SPRING STREET MELBOURNE VIC 3000

2 1 1

Sold Price

\$900,000

Sold Date

12-Mar-26

Distance

0km



106/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002

2 1 2

Sold Price

^{RS} **\$855,000**

Sold Date

23-May-26

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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