

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

1806/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2026 to 30/06/2026 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	2007/668 Bourke St MELBOURNE 3000	\$422,000	01/09/2026
2	401/201 Powlett St EAST MELBOURNE 3002	\$420,000	05/06/2026
3	1808/200 Spencer St MELBOURNE 3000	\$410,000	02/04/2026

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:

23/09/2026 12:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties



2007/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$422,000

Method: Private Sale

Date: 01/09/2026

Property Type: Apartment



401/201 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 05/06/2026

Property Type: Apartment



1808/200 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment

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