

# 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

1308/31 Spring Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

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

Period - From 01/07/2025 to 30/09/2025 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	1301/35 Spring St MELBOURNE 3000	\$720,000	05/11/2025
2	1008/35 Spring St MELBOURNE 3000	\$670,000	25/06/2025
3			

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.~~

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1308/31 Spring Street, Melbourne Vic 3000

**MRE**

Jake Hu  
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1 bed 1 bath 0 car

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

September quarter 2025: \$470,000

## Comparable Properties



**1301/35 Spring St MELBOURNE 3000 (REI)**

**Agent Comments**

1 bed 1 bath - car

**Price:** \$720,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** Apartment



**1008/35 Spring St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

1 bed 1 bath - car

**Price:** \$670,000

**Method:** Private Sale

**Date:** 25/06/2025

**Property Type:** Apartment

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.

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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