

## 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

Single price \$458,888

#### Median sale price

Median price \$500,000      Property Type Unit      Suburb Melbourne  
Period - From 01/10/2025 to 31/12/2025      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		
2		
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.

This Statement of Information was prepared on:

02/02/2026 11:43



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$458,888

**Median Unit Price**

December quarter 2025: \$500,000

## Comparable Properties

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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