

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

602/31 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

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

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

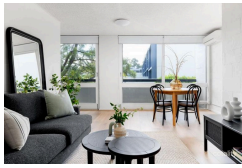
Date of sale

15/22-36 AGNES STREET EAST MELBOURNE VIC 3002	\$1,075,000	31-Oct-25
159/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$880,000	14-Nov-25
418/422-428 COLLINS STREET MELBOURNE VIC 3000	\$870,000	14-Oct-25

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: 16 December 2025



**15/22-36 AGNES STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$1,075,000** Sold Date **31-Oct-25**

Distance **0.65km**



**159/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 2

Sold Price ^{RS} **\$880,000** Sold Date **14-Nov-25**

Distance **0.77km**



**418/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$870,000** Sold Date **14-Oct-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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