

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

1906/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$415,000 & \$445,000

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	508/55 Jeffcott St WEST MELBOURNE 3003	\$435,000	02/03/2026
2	506/87 Franklin St MELBOURNE 3000	\$420,000	21/11/2025
3	3204/200 Spencer St MELBOURNE 3000	\$445,000	04/11/2025

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:

26/03/2026 13:17

1906/31 Spring Street, Melbourne Vic 3000



 1  1  1

Property Type: Apartment

Agent Comments

Car park located Level 5, via Car Lift. Over-bonnet storage unit included.

Indicative Selling Price

\$415,000 - \$445,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



508/55 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

 1  1  1

Price: \$435,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment



506/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment



3204/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

 1  1  1

Price: \$445,000

Method: Sold Before Auction

Date: 04/11/2025

Property Type: Apartment

Account - Melbourne Boutique Property



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