

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
2802/35 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$1,500,000.00 & \$1,600,000.00

Median sale price

Median price	<input type="text"/> \$409,444.00	Property type	<input type="text"/> Unit/Apartment	Suburb	<input type="text"/> MELBOURNE
Period - From	<input type="text"/> Jan 2025	to	<input type="text"/> Dec 2025	Source	<input type="text"/> Cotality

Comparable property sales

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
143/1-15 QUEENSBERRY STREET CARLTON VIC 3053	\$1,520,000.00	2/09/2025
9A/144-156 GEORGE STREET FITZROY VIC 3065	\$1,500,000.00	21/10/2025
103/1 WILSON AVENUE BRUNSWICK VIC 3056	\$1,515,000.00	18/11/2025

This Statement of Information was prepared on: Wednesday 28th January 2026