

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 \$420,000 & \$460,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	2407/27 Little Collins St MELBOURNE 3000	\$423,888	16/02/2026
2	1308/31 Spring St MELBOURNE 3000	\$458,888	04/02/2026
3	211/336 Russell St MELBOURNE 3000	\$460,000	12/11/2025

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:

17/02/2026 15:19



Property Type: Strata Unit/Flat

Land Size: 52 approx sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

17/02/2025 - 16/02/2026: \$520,000

Comparable Properties



2407/27 Little Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$423,888

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment



1308/31 Spring St MELBOURNE 3000 (REI)

Agent Comments



Price: \$458,888

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment



211/336 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 12/11/2025

Rooms: 2

Property Type: Apartment

Account - Melbourne Boutique Property