MICM

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	907/31 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$448,000.00	&	$488,000.00

Median sale price

Median price	$500,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE

Period - From	Oct 2025	to	Dec 2025	Source	REIV

Comparable property sales

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: Wednesday 11th February 2026