

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

7.5/201 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$730,000 & \$790,000

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	156/283 Spring St MELBOURNE 3000	\$741,000	23/01/2026
2	2802/265 Exhibition St MELBOURNE 3000	\$740,000	01/12/2025
3	4613/639 Lonsdale St MELBOURNE 3000	\$815,000	27/11/2025

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:

25/03/2026 12:00



Property Type:
Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



156/283 Spring St MELBOURNE 3000 (REI)

Agent Comments



Price: \$741,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



2802/265 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



4613/639 Lonsdale St MELBOURNE 3000 (VG)

Agent Comments



Price: \$815,000

Method: Sale

Date: 27/11/2025

Property Type: Flat/Unit/Apartment (Res)