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	805/31 Spring Street, Melbourne VIC 3000

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $415,000 Property Type Unit Suburb Melbourne

Period - From 30/01/2026 to 29/07/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
518/181 Exhibition Street Melbourne VIC 3000	$610,000	24/04/2026
608/225 Elizabeth Street Melbourne VIC 3000	$602,000	10/03/2026
1309/250 Elizabeth Street Melbourne VIC 3000	$625,000	13/02/2026

This Statement of Information was prepared on: 30/07/2026