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	1104/31 Spring Street, Melbourne Vic 3000

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $478,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/06/2026 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	2705/1-9 Freshwater Pl SOUTHBANK 3006	$575,000	01/07/2026
2	2109/433 Collins St MELBOURNE 3000	$520,000	29/06/2026
3			

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: 22/07/2026 10:03

1104/31 Spring Street, Melbourne Vic 3000



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending June 2026: $478,000

Comparable Properties



2705/1-9 Freshwater Pl SOUTHBANK 3006 (REI)

1 1 1

Price: $575,000
Method: Private Sale
Date: 01/07/2026
Property Type: Apartment

Agent Comments



2109/433 Collins St MELBOURNE 3000 (REI)

1 1 -

Price: $520,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment
Land Size: 56 sqm approx

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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