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	161/283 Spring Street, VIC, 3000, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$790,000.00	&	$850,000.00

Median sale price

Median price	$415,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Jul 2025	to	Jun 2026	Source	Cotality

Comparable property sales

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
4804/27 THERRY STREET MELBOURNE VIC 3000	$835,000.00	15/05/2026
503/668 SWANSTON STREET CARLTON VIC 3053	$817,000.00	13/02/2026
2/108 ELGIN STREET CARLTON VIC 3053	$830,000.00	1/05/2026

This Statement of Information was prepared on: Monday 13th July 2026