Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	347/299 Spring Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$698,000.00	&	$738,000.00

Median sale price

Median price	$400,000.00	Property type		Suburb	MELBOURNE
Period - From	Jun 2024	to	May 2025	Source	Corelogic

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
368/299 SPRING STREET MELBOURNE VIC 3000	$675,000.00	29/12/2024
132/33-47 LA TROBE STREET MELBOURNE VIC 3000	$708,000.00	24/05/2025
3/121 RATHDOWNE STREET CARLTON VIC 3053	$681,000.00	10/05/2025

This Statement of Information was prepared on: Thursday 19th June 2025