Statement of Information



Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for	sale
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Address Including suburb and postcode	156/283 Spring Street, Melbourne, 3000
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Indicative selling price

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

Single price	or range between	\$690,000.00	&	\$755,000.00
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Median sale price

Median price	\$510,000.00	Propert	y type	Unit/Apartment	Suburb	MELBOU	JRNE
Period - Oct 202 From	24	to	Oct 20)25		Source	Property Data

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
111/96 Charles St FITZROY 3065	\$740,000.00	6/09/2025
15/31 George St FITZROY 3065	\$730,000.00	30/08/2025
505B/640 Swanston St CARLTON 3053	\$745,000.00	8/04/2025

This Statement of Information was prepared on: Monday 06th October 2025

