

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

353/299 SPRING STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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 6 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

3406/23 MACKENZIE STREET MELBOURNE VIC 3000	\$1,100,000	17-Jun-25
7906/228 LA TROBE STREET MELBOURNE VIC 3000	\$1,080,000	06-Jun-25
2610/81 CITY ROAD SOUTHBANK VIC 3006	\$1,060,000	06-May-25

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 6 months.~~

This Statement of Information was prepared on: 24 August 2025



**3406/23 MACKENZIE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price ^{RS} **\$1,100,000** Sold Date **17-Jun-25**

Distance **0.32km**



**7906/228 LA TROBE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,080,000** Sold Date **06-Jun-25**

Distance **0.78km**



**2610/81 CITY ROAD SOUTHBANK
VIC 3006**

 3  2  1

Sold Price **\$1,060,000** Sold Date **06-May-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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