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	1906/318 QUEEN 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	$575,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 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
2801/157 A'BECKETT STREET MELBOURNE VIC 3000	$548,000	04-Jun-25
807/8 SUTHERLAND STREET MELBOURNE VIC 3000	$510,000	22-Aug-25
701/350 LA TROBE STREET MELBOURNE VIC 3000	$505,000	08-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: 25 September 2025

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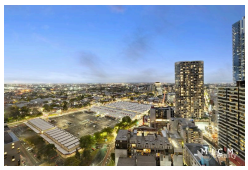

2801/157 A'BECKETT STREET MELBOURNE VIC 3000

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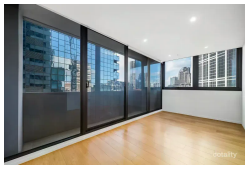
Sold Price **$548,000** Sold Date **04-Jun-25**

Distance **0.13km**



807/8 SUTHERLAND STREET MELBOURNE VIC 3000

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Sold Price **$510,000** Sold Date **22-Aug-25**

Distance **0.15km**

701/350 LA TROBE STREET MELBOURNE VIC 3000

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Sold Price **$505,000** Sold Date **08-May-25**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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