

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

1705/318 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

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

2305/318 QUEEN STREET MELBOURNE VIC 3000	\$680,000	06-Feb-26
3504/157 A'BECKETT STREET MELBOURNE VIC 3000	\$636,600	20-Mar-25
4704/157 A'BECKETT STREET MELBOURNE VIC 3000	\$650,000	16-Jul-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: 23 July 2026


**2305/318 QUEEN STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price

\$680,000

Sold Date **06-Feb-26**

Distance

0km

**3504/157 A'BECKETT STREET
MELBOURNE VIC 3000**

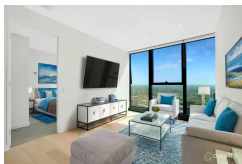
 2
  2
  -

Sold Price

\$636,600

Sold Date **20-Mar-25**

Distance

0.13km

**4704/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price

\$650,000

Sold Date **16-Jul-25**

Distance

0.13km

**5611/370 QUEEN STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price

\$665,000

Sold Date **10-Apr-26**

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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