

## 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

3702/318 QUEEN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

2604/318 QUEEN STREET MELBOURNE VIC 3000	\$550,000	19-Dec-25
4005/318 QUEEN STREET MELBOURNE VIC 3000	\$960,000	12-Sep-25
2201/318 QUEEN STREET MELBOURNE VIC 3000	\$565,000	07-Jun-24

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: 08 April 2026

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**2604/318 QUEEN STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$550,000** Sold Date **19-Dec-25**

Distance **0km**



**4005/318 QUEEN STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$960,000** Sold Date **12-Sep-25**

Distance **0km**



**2201/318 QUEEN STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$565,000** Sold Date **07-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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