

# 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

603/39 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)

Range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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 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
1	404/225 Elizabeth St MELBOURNE 3000	\$455,000	29/08/2024
2	602/199 William St MELBOURNE 3000	\$435,000	01/08/2024
3	1103/483 Swanston St MELBOURNE 3000	\$446,000	23/07/2024

**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 six months.~~

This Statement of Information was prepared on:

18/10/2024 11:13



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

September quarter 2024: \$509,000

## Comparable Properties



**404/225 Elizabeth St MELBOURNE 3000 (VG)**

**Agent Comments**

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**Price:** \$455,000

**Method:** Sale

**Date:** 29/08/2024

**Property Type:** Flat/Unit/Apartment (Res)



**602/199 William St MELBOURNE 3000 (VG)**

**Agent Comments**

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**Price:** \$435,000

**Method:** Sale

**Date:** 01/08/2024

**Property Type:** Flat/Unit/Apartment (Res)



**1103/483 Swanston St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$446,000

**Method:** Private Sale

**Date:** 23/07/2024

**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811