

## 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

1802/318 QUEEN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

2007/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$505,000	04-Dec-24
1501/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$500,000	18-Dec-24
2003/285 LA TROBE STREET MELBOURNE VIC 3000	\$485,000	25-Nov-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: 15 May 2025

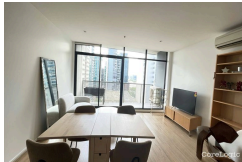


**2007/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$505,000** Sold Date **04-Dec-24**

Distance **0.14km**

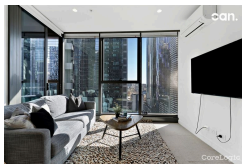


**1501/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$500,000** Sold Date **18-Dec-24**

Distance **0.14km**



**2003/285 LA TROBE STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$485,000** Sold Date **25-Nov-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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