

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

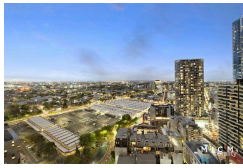
Date of sale

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

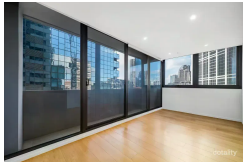


**2801/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

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

Distance **0.13km**



**807/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

 2  2  -

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

Distance **0.15km**



**701/350 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  1

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

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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