

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

2305/318 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

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
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: 02 September 2025



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

 2
  2
  -

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

Distance **0.13km**

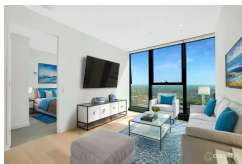


**3504/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 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**

RS = Recent sale UN = Undisclosed Sale

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