

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

263/299-319 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

\$2,600,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

1801/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$2,850,000	07-Aug-25
9 STOCKADE LANE RICHMOND VIC 3121	\$2,761,000	26-Jun-25
304/155 BEACH STREET PORT MELBOURNE VIC 3207	\$2,240,000	18-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: 19 August 2025

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**1801/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

3 2 2

Sold Price ^{RS} **\$2,850,000** ^{UN} Sold Date **07-Aug-25**Distance **0.14km****9 STOCKADE LANE RICHMOND VIC 3121**

3 2 2

Sold Price **\$2,761,000** Sold Date **26-Jun-25**Distance **3.74km****304/155 BEACH STREET PORT MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$2,240,000** Sold Date **18-Jul-25**Distance **4.52km****RS** = Recent sale**UN** = Undisclosed Sale

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