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	305/39 Queen Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

hange between \$450,000 \\ \tag{\$470,000}	Range between	\$450,000	&	\$470,000
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Median sale price

Median price	\$470,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/07/2025	to	30/09/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	1510/442 Elizabeth St MELBOURNE 3000	\$470,000	09/09/2025
2	1002/296 Little Lonsdale St MELBOURNE 3000	\$470,000	20/08/2025
3	904/39 Queen St MELBOURNE 3000	\$456,000	01/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2025 11:06



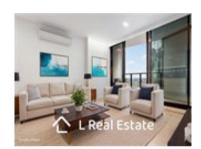






Indicative Selling Price \$450,000 - \$470,000 **Median Unit Price** September quarter 2025: \$470,000

Comparable Properties



1510/442 Elizabeth St MELBOURNE 3000 (REI/VG)

Price: \$470,000 Method: Private Sale Date: 09/09/2025

Property Type: Apartment

Agent Comments



1002/296 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

Price: \$470,000 Method: Private Sale Date: 20/08/2025

Property Type: Apartment



904/39 Queen St MELBOURNE 3000 (REI/VG)

Price: \$456,000 Method: Private Sale Date: 01/07/2025 Rooms: 3

Property Type: Apartment

Agent Comments

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



