

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

4204/318 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

\$998,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

4201/483 SWANSTON STREET MELBOURNE VIC 3000	\$790,000	13-Sep-25
4005/318 QUEEN STREET MELBOURNE VIC 3000	\$960,000	16-Dec-19
16/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$1,175,000	24-Aug-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: 21 October 2025



**4201/483 SWANSTON STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$790,000** Sold Date **13-Sep-25**

Distance **0.5km**



**4005/318 QUEEN STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$960,000** Sold Date **16-Dec-19**

Distance **0km**



**16/392-396 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$1,175,000** Sold Date **24-Aug-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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