

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

4801/318 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

\$2,800,000

&

\$3,000,000

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
51/51 SPRING STREET MELBOURNE VIC 3000	\$3,025,000	19-Jul-25
81/350 ST KILDA ROAD MELBOURNE VIC 3004	\$2,720,000	14-Jun-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

Corene Chan

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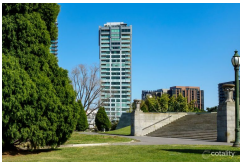
E corene@corerealty.com.au

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

3 2 2

Sold Price ^{RS} **\$2,850,000** ^{UN} Sold Date **07-Aug-25**Distance **0.1km****51/51 SPRING STREET MELBOURNE VIC 3000**

3 2 2

Sold Price ^{RS} **\$3,025,000** ^{UN} Sold Date **19-Jul-25**Distance **1.31km****81/350 ST KILDA ROAD MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$2,720,000** ^{UN} Sold Date **14-Jun-25**Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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