

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

6109/370 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

\$698,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 2026

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

4702/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$700,000	10-Nov-25
2110/260 SPENCER STREET MELBOURNE VIC 3000	\$790,000	03-Mar-26
4504/27 TERRY STREET MELBOURNE VIC 3000	\$785,000	16-Nov-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: 06 May 2026

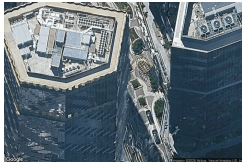


4702/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$700,000** Sold Date **10-Nov-25**

Distance **0.28km**



2110/260 SPENCER STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$790,000** Sold Date **03-Mar-26**

Distance **0.72km**



4504/27 TERRY STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$785,000** Sold Date **16-Nov-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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