

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

7705/370 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

\$2,880,000

&

\$2,990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2702/82 FLINDERS STREET MELBOURNE VIC 3000	\$2,800,000	17-Oct-24
2601/82 FLINDERS STREET MELBOURNE VIC 3000	\$2,800,000	17-Oct-24
3801/35-47 SPRING STREET MELBOURNE VIC 3000	\$3,350,000	29-Feb-24

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: 26 June 2025

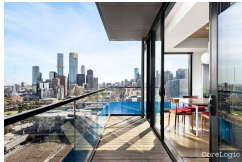


**2702/82 FLINDERS STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$2,800,000** Sold Date **17-Oct-24**

Distance **1.3km**



**2601/82 FLINDERS STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price Sold Date **17-Oct-24**

Distance **1.3km**



**3801/35-47 SPRING STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$3,350,000** Sold Date **29-Feb-24**

Distance **1.38km**



**6901/370 QUEEN STREET
MELBOURNE VIC 3000**

4 4 -

Sold Price **\$3,000,000** Sold Date **22-Nov-24**

Distance **0km**



**7706/370 QUEEN STREET
MELBOURNE VIC 3000**

2 3 2

Sold Price **\$4,800,000** Sold Date **06-May-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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