

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

904/39 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$458,000

Median sale price

Median price \$447,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2025

to 31/03/2025

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	Price	Date of sale
1	2116/628 Flinders St DOCKLANDS 3008	\$470,000	15/12/2024
2	22/18 Queen St MELBOURNE 3000	\$480,000	06/11/2024
3	3309/33 Rose La MELBOURNE 3000	\$460,000	07/08/2024

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 six months.~~

This Statement of Information was prepared on:

29/05/2025 16:11



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$458,000
Median Unit Price
March quarter 2025: \$447,000

Comparable Properties



1403/225 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$465,000
Method: Private Sale
Date: 28/01/2025
Property Type: Apartment



1211/233 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$480,000
Method: Auction Sale
Date: 13/01/2025
Rooms: 3
Property Type: Apartment



2116/628 Flinders St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 -

Price: \$470,000
Method: Private Sale
Date: 15/12/2024
Property Type: Apartment