## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	4005/318 Queen Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$9	980,000	&	\$1,078,000
-------------------	---------	---	-------------

#### Median sale price

Median price	\$525,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	23/07/2024	to	22/07/2025	So	urce	Property	/ Data

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	5705C/250 Spencer St MELBOURNE 3000	\$1,020,500	05/03/2025
2	102/29 Market St MELBOURNE 3000	\$975,000	14/05/2025
3			

#### 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:	23/07/2025 09:06



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$980,000 - \$1,078,000 Median Unit Price 23/07/2024 - 22/07/2025: \$525,000

# Comparable Properties

5705C/250 Spencer St MELBOURNE 3000 (REI)

•=

2

2

**Agent Comments** 

Price: \$1,020,500

Method:

Date: 05/03/2025

Property Type: Apartment

102/29 Market St MELBOURNE 3000 (REI/VG)

•=

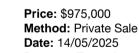
2







**Agent Comments** 



**Date:** 14/05/2025 **Property Type:** Apartment

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.