

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

4005 318 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

02/07/2024

to

01/07/2025

Source

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 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	7005/160 Victoria St CARLTON 3053	\$1,240,000	31/05/2025
2	61/60 Flinders St MELBOURNE 3000	\$1,200,000	01/05/2025
3	2/313 Flinders La MELBOURNE 3000	\$1,075,000	21/01/2025

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:

02/07/2025 11:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
02/07/2024 - 01/07/2025: \$525,000

Comparable Properties



7005/160 Victoria St CARLTON 3053 (REI) Agent Comments



Price: \$1,240,000
Method: Private Sale
Date: 31/05/2025
Property Type: Apartment



61/60 Flinders St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 01/05/2025
Property Type: Apartment



2/313 Flinders La MELBOURNE 3000 (REI) Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

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



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