

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

2604/301 KING 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

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

1309/301 KING STREET MELBOURNE VIC 3000	\$435,000	22-Dec-25
3014/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$418,800	28-Nov-25
3910/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$426,000	15-Feb-26

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 May 2026


**1309/301 KING STREET
MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$435,000** Sold Date **22-Dec-25**

Distance **0.02km**

**3014/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$418,800** Sold Date **28-Nov-25**

Distance **0.07km**

**3910/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$426,000** Sold Date **15-Feb-26**

Distance **0.07km**
RS = Recent sale

UN = Undisclosed Sale

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