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	6109/370 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	$698,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	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
4702/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$700,000	10-Nov-25
2110/260 SPENCER STREET MELBOURNE VIC 3000	$790,000	03-Mar-26
4504/27 THERRY STREET MELBOURNE VIC 3000	$785,000	16-Nov-25

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: 06 May 2026

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4702/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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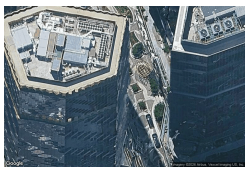
Sold Price **$700,000** Sold Date **10-Nov-25**

Distance **0.28km**



2110/260 SPENCER STREET MELBOURNE VIC 3000

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Sold Price **$790,000** Sold Date **03-Mar-26**

Distance **0.72km**

4504/27 THERRY STREET MELBOURNE VIC 3000

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Sold Price **$785,000** Sold Date **16-Nov-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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