

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

7305/370 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

73/299-319 QUEEN STREET MELBOURNE VIC 3000	\$1,500,000	09-Dec-25
7306/228 LA TROBE STREET MELBOURNE VIC 3000	\$1,200,000	27-Feb-26
4109/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,200,000	01-Apr-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: 09 April 2026



**73/299-319 QUEEN STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,500,000** Sold Date **09-Dec-25**

Distance **0.16km**

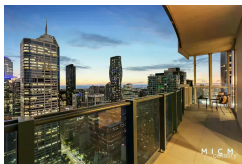


**7306/228 LA TROBE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price **\$1,200,000** Sold Date **27-Feb-26**

Distance **0.29km**



**4109/560 LONSDALE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price ^{RS} **\$1,200,000** Sold Date **01-Apr-26**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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