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	2-Bedeooms, 2-Bathrooms, 1-Study, 1-Car Queens Lane Almost completed 111sqm of total space MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,300,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Other	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 2025	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
2801/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	$1,375,000	09-Feb-25
3007/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	$1,360,000	12-Feb-25
803/31 SPRING STREET MELBOURNE VIC 3000	$1,330,000	07-May-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: 11 September 2025

OXBRIDGE
ACHIEVING EXCELLENCE
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2801/27 LITTLE COLLINS STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$1,375,000** Sold Date **09-Feb-25**

Distance **3.36km**

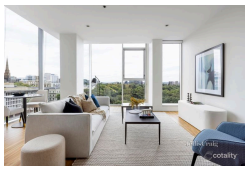


3007/27 LITTLE COLLINS STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$1,360,000** Sold Date **12-Feb-25**

Distance **3.36km**



803/31 SPRING STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$1,330,000** Sold Date **07-May-25**

Distance **3.17km**

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

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