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	902/81 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $500,000 Property Type Unit Suburb Melbourne

Period - From 03/07/2025 to 02/07/2026 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	1508/83 Queens Rd MELBOURNE 3004	$430,000	02/04/2026
2	1110/83 Queens Rd MELBOURNE 3004	$445,000	24/03/2026
3	808/74 Queens Rd MELBOURNE 3004	$445,000	23/01/2026

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: 03/07/2026 10:08

902/81 Queens Road, Melbourne Vic 3000

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
03/07/2025 - 02/07/2026: $500,000

Comparable Properties



1508/83 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Agent Comments



1110/83 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $445,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment

Agent Comments



808/74 Queens Rd MELBOURNE 3004 (VG)

2 - -

Price: $445,000
Method: Sale
Date: 23/01/2026
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

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