

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

1109/74 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Melbourne

Period - From

03/01/2025

to

03/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 519/55 Queens Road Melbourne VIC 3004 | \$440,000 | 16/05/2025 |
| 512/594 St Kilda Road Melbourne VIC 3004 | \$395,000 | 06/05/2025 |
| 1009/83 Queens Road Melbourne VIC 3004 | \$448,000 | 26/03/2025 |

This Statement of Information was prepared on:

04/07/2025