## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	8C/29 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$525,000	Pro	perty Type	Jnit	]	Suburb	Melbourne
Period - From	18/06/2024	to	17/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	8A/29 Queens Rd MELBOURNE 3004	\$975,000	31/05/2025
2	8B/29 Queens Rd MELBOURNE 3004	\$950,000	28/04/2025
3	601/55 Queens Rd MELBOURNE 3004	\$782,500	07/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/06/2025 09:55
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Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$840,000 - \$875,000 **Median Unit Price** 18/06/2024 - 17/06/2025: \$525,000

# Comparable Properties



8A/29 Queens Rd MELBOURNE 3004 (REI)





**Agent Comments** 

Price: \$975,000 Method: Auction Sale Date: 31/05/2025

Property Type: Apartment Land Size: 144 sqm approx



8B/29 Queens Rd MELBOURNE 3004 (REI/VG)

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**Agent Comments** 

Price: \$950,000 Method: Private Sale Date: 28/04/2025

Property Type: Apartment



601/55 Queens Rd MELBOURNE 3004 (REI/VG)







**Agent Comments** 

Price: \$782,500 Method: Private Sale Date: 07/03/2025

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000





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