

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

203/12 QUEENS ROAD 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

904/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$760,000	17-Mar-25
101/400 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	03-Mar-25
519/499 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	20-Dec-24

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: 19 June 2025

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**904/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$760,000** Sold Date **17-Mar-25**

Distance **1.48km**



**101/400 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$800,000** Sold Date **03-Mar-25**

Distance **0.47km**



**519/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price Sold Date **20-Dec-24**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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