

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

902/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

07/07/2024

to

06/07/2025

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	607/19 Queens Rd MELBOURNE 3004	\$865,000	12/06/2025
2	301/700 Chapel St SOUTH YARRA 3141	\$875,000	10/02/2025
3	2703/35 Malcolm St SOUTH YARRA 3141	\$920,000	04/02/2025

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:

07/07/2025 19:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
07/07/2024 - 06/07/2025: \$530,000

Comparable Properties



607/19 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 12/06/2025
Property Type: Apartment



301/700 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: Apartment



2703/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 04/02/2025
Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614