

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

410/83 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$425,000

&

\$450,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Melbourne

Period - From

27/01/2026

to

26/07/2026

Source

Cotality™

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
1504/83 Queens Road, Melbourne VIC 3004	\$492,500	25/06/2026
806/83 Queens Road, Melbourne VIC 3004	\$498,000	19/06/2026
1508/83 Queens Road, Melbourne VIC 3004	\$430,000	02/04/2026

This Statement of Information was prepared on:

27/07/2026