

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

1601/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Melbourne

Period - From 12/07/2024

to

11/07/2025

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	505/26 Queens Rd MELBOURNE 3004	\$1,480,000	24/06/2025
2	2401/18 Claremont St SOUTH YARRA 3141	\$1,535,000	31/05/2025
3	1502/582 St Kilda Rd MELBOURNE 3004	\$1,510,000	17/01/2025

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:

12/07/2025 10:33



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median Unit Price

12/07/2024 - 11/07/2025: \$530,000

Comparable Properties



505/26 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 3  3  2

Price: \$1,480,000

Method: Private Sale

Date: 24/06/2025

Property Type: Apartment



2401/18 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,535,000

Method: Private Sale

Date: 31/05/2025

Property Type: Apartment



1502/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,510,000

Method: Private Sale

Date: 17/01/2025

Property Type: Apartment