#### 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	123/20 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,020,000	&	\$1,060,000
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#### Median sale price

Median price \$525,000	Pro	operty Type Uni	t		Suburb Melbourne
Period - From 21/07/2024	to	20/07/2025	Sou	urce	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

Address of comparable property		Price	Date of sale
1	707/499 St Kilda Rd MELBOURNE 3004	\$1,120,000	29/05/2025
2	619/20 Queens Rd MELBOURNE 3004	\$1,110,500	19/03/2025
3	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025

#### 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:	21/07/2025 12:27









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$1,020,000 - \$1,060,000 **Median Unit Price** 21/07/2024 - 20/07/2025: \$525,000

## Comparable Properties



707/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$1,120,000 Method: Private Sale Date: 29/05/2025

Property Type: Apartment

**Agent Comments** 

619/20 Queens Rd MELBOURNE 3004 (VG)

2

**Agent Comments** 

Price: \$1,110,500 Method: Sale Date: 19/03/2025

Property Type: Subdivided Flat - Single OYO Flat

803/576 St Kilda Rd MELBOURNE 3004 (REI/VG)

**Agent Comments** 2 bed, 2 bath, 1 car

Price: \$1,030,000 Method: Private Sale Date: 06/03/2025

Property Type: Apartment

Account - Atria Real Estate





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