

# 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

123/20 Queens Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,020,000

&

\$1,060,000

### Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 21/07/2024

to

20/07/2025

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	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 comparable properties 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



2   2   1

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)

Agent Comments

2   2   2

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

619/20 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

2   -   -

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   2   2

2 bed, 2 bath, 1 car

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

Account - Atria Real Estate