

# 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

1406/12 Queens Road, Melbourne Vic 3000
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### Indicative selling price

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

Single price

\$630,000
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### Median sale price

Median price

\$520,000
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Property Type

Unit
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Suburb

Melbourne
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Period - From

18/03/2025
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to

17/03/2026
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Source

Property Data
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### 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	603/12 Queens Rd MELBOURNE 3004	\$700,000	02/02/2026
2	10/18 Queens Rd MELBOURNE 3004	\$700,000	26/11/2025
3	1005/74 Queens Rd MELBOURNE 3004	\$750,000	13/11/2025

**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:

18/03/2026 11:43
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2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$630,000

**Median Unit Price**

18/03/2025 - 17/03/2026: \$520,000

## Comparable Properties



**603/12 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** Apartment

**10/18 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments

2   -   -

**Price:** \$700,000

**Method:** Sale

**Date:** 26/11/2025

**Property Type:** House (Res)

**Land Size:** 2332 sqm approx



**1005/74 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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