

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 3004

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	10/18 Queens Rd MELBOURNE 3004	\$700,000	26/11/2025
2	601/55 Queens Rd MELBOURNE 3004	\$698,000	21/11/2025
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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
December quarter 2025: \$500,000

Comparable Properties

10/18 Queens Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 2332 sqm approx



601/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$698,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment



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

Agent Comments



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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