

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

406/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 05/02/2025 to 04/02/2026 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	401/70 Queens Rd MELBOURNE 3004	\$403,000	13/01/2026
2	904/55 Queens Rd MELBOURNE 3004	\$420,000	05/12/2025
3	1009/478a St Kilda Rd MELBOURNE 3004	\$420,000	22/09/2025

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:

05/02/2026 16:21



Property Type:
Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

05/02/2025 - 04/02/2026: \$520,000

Comparable Properties



401/70 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$403,000

Method: Private Sale

Date: 13/01/2026

Property Type: Apartment



904/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



1009/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 22/09/2025

Property Type: Apartment

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