

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

601/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

08/01/2025

to

07/01/2026

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 | 423/555 St Kilda Rd MELBOURNE 3004 | \$1,127,000 | 18/11/2025 |
| 2 | 1601/12 Queens Rd MELBOURNE 3004 | \$1,310,000 | 03/10/2025 |
| 3 | 11B/29 Queens Rd MELBOURNE 3004 | \$1,220,000 | 04/09/2025 |

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:

08/01/2026 21:08



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2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

08/01/2025 - 07/01/2026: \$520,000

Comparable Properties

**423/555 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



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2



2

Price: \$1,127,000**Method:** Private Sale**Date:** 18/11/2025**Property Type:** Apartment**1601/12 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



3



2



2

Price: \$1,310,000**Method:** Private Sale**Date:** 03/10/2025**Property Type:** Apartment**11B/29 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



3



2



2

Price: \$1,220,000**Method:** Private Sale**Date:** 04/09/2025**Property Type:** Apartment

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