

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

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

29/10/2024

to

28/10/2025

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	1601/12 Queens Rd MELBOURNE 3004	\$1,310,000	03/10/2025
2	605/400 St Kilda Rd MELBOURNE 3004	\$1,270,000	27/08/2025
3	225/418 St Kilda Rd MELBOURNE 3004	\$1,225,000	09/05/2025

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:

29/10/2025 15:42



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
29/10/2024 - 28/10/2025: \$510,000

Comparable Properties



1601/12 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,310,000
Method: Private Sale
Date: 03/10/2025
Property Type: Apartment



605/400 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 1

Price: \$1,270,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment



225/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,225,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

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



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