

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

307/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 31/03/2025 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	512/594 St Kilda Rd MELBOURNE 3004	\$395,000	06/05/2025
2	205/83 Queens Rd MELBOURNE 3004	\$400,000	08/03/2025
3	1306/568 St Kilda Rd MELBOURNE 3004	\$392,000	10/02/2025

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:

30/05/2025 14:40



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median Unit Price
Year ending March 2025: \$470,000

Comparable Properties



512/594 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 06/05/2025
Rooms: 3
Property Type: Apartment



205/83 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment



1306/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$392,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment