## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 307/74 Queens Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$380,000		&		\$400,000				
Median sale price									
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress 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









**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)   1 1   Price: \$395,000   Method: Private Sale   Date: 06/05/2025   Rooms: 3   Property Type: Apartment	Agent Comments
205/83 Queens Rd MELBOURNE 3004 (REI/VG)   Image: 1 Image: 1   Price: \$400,000   Method: Private Sale   Date: 08/03/2025   Property Type: Apartment	Agent Comments
1306/568 St Kilda Rd MELBOURNE 3004 (REI/VG) 1 1 1 1 1 1 1 Price: \$392,000 Method: Private Sale Date: 10/02/2025 Property Type: Apartment	Agent Comments

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



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