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	m2/54-55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 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	1212/14 Queens Rd MELBOURNE 3004	$480,000	04/12/2024
2	703/83 Queens Rd MELBOURNE 3004	$470,000	16/11/2024
3	11/33 Queens Rd MELBOURNE 3004	$485,000	08/11/2024

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: 20/03/2025 19:20

m2/54-55 Queens Road, Melbourne Vic 3004



Property Type:
Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
Year ending December 2024: $485,000

Comparable Properties



1212/14 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $480,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

Agent Comments



703/83 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 16/11/2024
Property Type: Apartment

Agent Comments



11/33 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $485,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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