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	36/27 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$780,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
203/221 STURT STREET SOUTHBANK VIC 3006	$850,000	02-Aug-25
3/68 WELLS STREET SOUTHBANK VIC 3006	$765,000	24-May-25
3/40 GREVILLE STREET PRAHRAN VIC 3181	$770,000	15-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 15 September 2025

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203/221 STURT STREET SOUTHBANK VIC 3006

3 2 1

Sold Price RS **$850,000** Sold Date **02-Aug-25**

Distance **1.64km**



3/68 WELLS STREET SOUTHBANK VIC 3006

3 1 1

Sold Price **$765,000** Sold Date **24-May-25**

Distance **1.84km**



3/40 GREVILLE STREET PRAHRAN VIC 3181

3 1 2

Sold Price **$770,000** Sold Date **15-Mar-25**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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