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	705/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price $420,000

Median sale price

Median price $520,000 Property Type Unit Suburb Melbourne

Period - From 26/03/2025 to 25/03/2026 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	7/102 Park St ST KILDA WEST 3182	$417,000	20/02/2026
2	12/102 Park St ST KILDA WEST 3182	$420,000	18/02/2026
3	316/154 Cremorne St CREMORNE 3121	$424,000	30/01/2026

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: 26/03/2026 11:34

705/12 Queens Road, Melbourne Vic 3004



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
26/03/2025 - 25/03/2026: $520,000

Comparable Properties



7/102 Park St ST KILDA WEST 3182 (REI)

1 1 1

Price: $417,000
Method: Private Sale
Date: 20/02/2026
Property Type: Apartment

Agent Comments



12/102 Park St ST KILDA WEST 3182 (VG)

1 - -

Price: $420,000
Method: Sale
Date: 18/02/2026
Property Type: Strata Unit/Flat

Agent Comments



316/154 Cremorne St CREMORNE 3121 (VG)

1 - -

Price: $424,000
Method: Sale
Date: 30/01/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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

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