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	406/70 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $500,000 Property Type Unit Suburb Melbourne

Period - From 04/06/2025 to 03/06/2026 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	1802/3-5 St Kilda Rd ST KILDA 3182	$360,000	22/05/2026
2	506/20 Garden St SOUTH YARRA 3141	$356,000	06/05/2026
3	14/14-16 Fitzroy St ST KILDA 3182	$345,000	09/04/2026

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: 04/06/2026 07:43

406/70 Queens Road, Melbourne Vic 3004



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
04/06/2025 - 03/06/2026: $500,000

Comparable Properties



1802/3-5 St Kilda Rd ST KILDA 3182 (REI)

1 1 -

Price: $360,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

Agent Comments



506/20 Garden St SOUTH YARRA 3141 (REI)

1 1 -

Price: $356,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment

Agent Comments



14/14-16 Fitzroy St ST KILDA 3182 (REI)

1 1 -

Price: $345,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Agent Comments

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

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