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	1203/74 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
521/55 QUEENS ROAD MELBOURNE VIC 3004	$565,000	22-Feb-25
1505/478A ST KILDA ROAD MELBOURNE VIC 3004	$525,000	25-Oct-24

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: 14 April 2025

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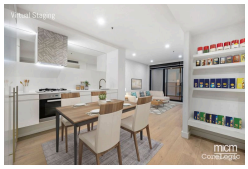
521/55 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price RS **$565,000** UN

Sold Date **22-Feb-25**

Distance **0.52km**



1505/478A ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$525,000**

Sold Date **25-Oct-24**

Distance **1.1km**

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

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