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: 511/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between: $880,000 & $930,000

Median sale price

Median price: $535,200 Property Type: Unit Suburb: Melbourne

Period - From: 22/02/2023 to: 21/02/2024 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	1402/478a St Kilda Rd MELBOURNE 3004	$950,000	03/02/2024
2	117/39 Dorcas St SOUTH MELBOURNE 3205	$900,000	26/08/2023
3	1B/635 St Kilda Rd MELBOURNE 3004	$850,000	19/12/2023

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: 22/02/2024 15:00

511/55 Queens Road, Melbourne Vic 3004



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median Unit Price
22/02/2023 - 21/02/2024: $535,200

Comparable Properties



1402/478a St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 03/02/2024
Property Type: Apartment

Agent Comments



117/39 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

3 2 2

Price: $900,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment
Land Size: 114 sqm approx

Agent Comments



1B/635 St Kilda Rd MELBOURNE 3004 (VG)

3 - -

Price: $850,000
Method: Sale
Date: 19/12/2023
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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