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	103/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $557,400 Property Type Unit Suburb Melbourne

Period - From 25/10/2023 to 24/10/2024 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	1016/35 Albert Rd MELBOURNE 3004	$624,500	15/06/2024
2	804/442 St Kilda Rd MELBOURNE 3004	$650,000	10/05/2024
3	410/480 St Kilda Rd MELBOURNE 3004	$660,000	23/08/2024

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: 25/10/2024 17:00

103/12 Queens Road, Melbourne Vic 3004



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
25/10/2023 - 24/10/2024: $557,400

Comparable Properties



1016/35 Albert Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $624,500
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment

Agent Comments



804/442 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 10/05/2024
Property Type: Unit

Agent Comments



410/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $660,000
Method: Private Sale
Date: 23/08/2024
Rooms: 4
Property Type: Apartment

Agent Comments

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

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