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	807/70 Queens Road, Melbourne, 3004

Indicative selling price

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

Single price		or range between	$398,000.00	&	$430,000.00

Median sale price

Median price	$510,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	May 2025	to	May 2026	Source	Property Data

Comparable property sales

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
406/74 Queens Rd MELBOURNE 3004	$416,250.00	2/03/2026
401/70 Queens Rd MELBOURNE 3004	$403,000.00	13/01/2026
611/74 Queens Rd MELBOURNE 3004	$392,500.00	21/11/2025

This Statement of Information was prepared on: Monday 04th May 2026