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	17/73 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 31/03/2025 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	1002/77 Queens Rd MELBOURNE 3004	$1,200,000	02/05/2025
2	911/55 Queens Rd MELBOURNE 3004	$1,288,000	04/04/2025
3	804/77 Queens Rd MELBOURNE 3004	$1,410,000	24/02/2025

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: 05/05/2025 13:25

17/73 Queens Road, Melbourne Vic 3004

RT Edgar



3 2 1

Property Type: Apartment
Land Size: 170sqm (approx) sqm approx

Indicative Selling Price
$1,200,000 - $1,320,000
Median Unit Price
Year ending March 2025: $470,000

Agent Comments

All double brick and concrete construction floors and walls.

Comparable Properties



1002/77 Queens Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment

Agent Comments



911/55 Queens Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,288,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Agent Comments



804/77 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 2

Price: $1,410,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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