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<br>Including suburb and postcode | 115/55 Queens Road, Melbourne Vic 3004 |

## Indicative selling price

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

Range between $600,000 & $650,000

## Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2026 to 30/06/2026 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 | 1818/7 Claremont St SOUTH YARRA 3141 | $608,000 | 20/08/2026 |
| 2 | 907/6 St Kilda Rd ST KILDA 3182 | $601,000 | 18/08/2026 |
| 3 | 719/35 Albert Rd MELBOURNE 3004 | $625,000 | 14/08/2026 |

**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: 27/08/2026 17:45

Dingle Partners



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$600,000 - $650,000
**Median Unit Price**
June quarter 2026: $470,000

# Comparable Properties



**1818/7 Claremont St SOUTH YARRA 3141 (REI)**

2 2 1

**Price:** $608,000
**Method:** Private Sale
**Date:** 20/08/2026
**Property Type:** Apartment

Agent Comments




**907/6 St Kilda Rd ST KILDA 3182 (REI)**

2 2 1

**Price:** $601,000
**Method:** Private Sale
**Date:** 18/08/2026
**Property Type:** Apartment
**Land Size:** 80 sqm approx

Agent Comments



**719/35 Albert Rd MELBOURNE 3004 (REI)**

2 2 1

**Price:** $625,000
**Method:** Private Sale
**Date:** 14/08/2026
**Property Type:** Apartment

Agent Comments

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE

propertydata .com.au

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