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	203/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $310,000 & $341,000

Median sale price

Median price $509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	403/7 King St PRAHRAN 3181	$310,000	27/09/2024
2	705/81 Queens Rd MELBOURNE 3004	$310,000	26/08/2024
3	124/2 Hobson St SOUTH YARRA 3141	$330,000	21/07/2024

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: 26/10/2024 10:23

203/83 Queens Road, Melbourne Vic 3004



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$310,000 - $341,000
Median Unit Price
September quarter 2024: $509,000

Comparable Properties



403/7 King St PRAHRAN 3181 (REI)

1 1 -

Price: $310,000
Method: Private Sale
Date: 27/09/2024
Rooms: 2
Property Type: Apartment

Agent Comments

705/81 Queens Rd MELBOURNE 3004 (REI)

1 1 -

Price: $310,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment

Agent Comments



124/2 Hobson St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 21/07/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400

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