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	39/78 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price 625,000 Property Type Unit Suburb MELBOURNE

Period - From 02/06/2024 to 01/12/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/432 Punt Road South Yarra Vic 3141	$450,000	2024-11-29
2 104/74 Queens Road Melbourne Vic 3004	$460,000	2024-10-31
3 15/75 Queens Road Melbourne Vic 3004	$497,000	2024-10-26

This Statement of Information was prepared on: 02/12/2024