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	205/83 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $615,000 Property Type Unit Suburb Melbourne

Period - From 07/08/2024 to 05/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
1609/594 St Kilda Road Melbourne VIC 3004	$385,000	17/10/2024
85/151 Fitzroy Street St Kilda VIC 3182	$425,000	13/11/2024
114/5 Alma Road St Kilda VIC 3182	$415,000	18/11/2024

This Statement of Information was prepared on: 07/02/2025