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	705/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 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	1108/14 Queens Rd MELBOURNE 3004	$715,000	05/02/2025
2	403/12 Queens Rd MELBOURNE 3004	$705,000	13/11/2024
3	705/19 Queens Rd MELBOURNE 3004	$692,250	10/10/2024

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: 13/03/2025 14:01

705/74 Queens Road, Melbourne Vic 3004



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
December quarter 2024: $470,000

Comparable Properties



1108/14 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $715,000
Method: Private Sale
Date: 05/02/2025
Property Type: Apartment

Agent Comments



403/12 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $705,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment

Agent Comments



705/19 Queens Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $692,250
Method: Private Sale
Date: 10/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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