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	712/70 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between $500,000 & $530,000

Median sale price

Median price $455,000 Property Type Other Suburb Melbourne

Period - From 14/10/2024 to 13/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
103/499 St Kilda Road Melbourne VIC 3004	$500,000	11/02/2025
1002A/582 St Kilda Road Melbourne VIC 3004	$510,000	25/01/2025
501/97 Palmerston Crescent South Melbourne VIC 3205	$505,000	22/11/2024

This Statement of Information was prepared on: 15/04/2025