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	101/77 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $590,000 Property Type Unit Suburb Melbourne

Period - From 07/03/2025 to 07/09/2025 Source Cotality™

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
13/170 St Kilda Road St Kilda VIC 3182	$525,000	12/05/2025
3/5 Clifton Street Prahran VIC 3181	$530,000	18/07/2025
522/32 Bray Street South Yarra VIC 3141	$550,000	04/06/2025

This Statement of Information was prepared on: 08/09/2025