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	901/81 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $590,000 Property Type Unit Suburb Melbourne

Period - From 09/03/2025 to 09/09/2025 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
209/181-185 St Kilda Road St Kilda VIC 3182	$330,000	24/07/2025
509/555-563 St Kilda Road Melbourne VIC 3004	$330,000	14/06/2025
7/55 Barkly Street St Kilda VIC 3182	$327,000	23/03/2025

This Statement of Information was prepared on: 10/09/2025