

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

1010/14 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Melbourne

Period - From

11/09/2025

to

10/09/2026

Source

Property Data

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	1407/470 St Kilda Rd MELBOURNE 3004	\$495,000	25/08/2026
2	401/41 Bank St SOUTH MELBOURNE 3205	\$506,000	21/07/2026
3	811/50 Albert Rd SOUTH MELBOURNE 3205	\$485,000	03/07/2026

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:

11/09/2026 11:03



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$525,000

Median Unit Price
11/09/2025 - 10/09/2026: \$490,000

Comparable Properties



1407/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 25/08/2026
Property Type: Apartment



401/41 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 21/07/2026
Property Type: Apartment



811/50 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 03/07/2026
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 8644 5500