

# 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

2/59 Queens Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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.

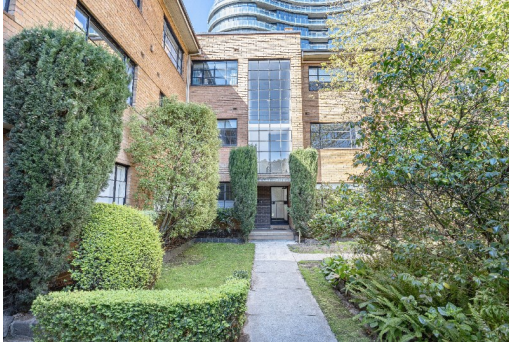
	Address of comparable property	Price	Date of sale
1	79/151-153 Fitzroy St ST KILDA 3182	\$865,000	22/05/2023
2	405/34 Queens Rd MELBOURNE 3004	\$840,000	29/07/2023
3	6/75 Park St ST KILDA WEST 3182	\$820,000	18/05/2023

**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:

23/10/2023 14:39



 2  
  1  
  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

September quarter 2023: \$450,000

## Comparable Properties



**79/151-153 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

 2  
  1  
  2

**Price:** \$865,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** Unit



**405/34 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

 2  
  1  
  1

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Apartment



**6/75 Park St ST KILDA WEST 3182 (REI)**

**Agent Comments**

 2  
  1  
  1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 18/05/2023

**Property Type:** Unit

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300