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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode 301/81 Queens Road, Melbourne 3004

## Indicative selling price

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

Single price \$299,000

## Median sale price

Median price \$450,000 Property type Apartment Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 Source R.E.I.V

## Comparable property sales

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
31/5-9 Fulton Street, St Kilda 3183	\$300,000	18/10/2023
510/163 Fitzroy Street, St Kilda 3182	\$299,000	29/11/2023
110/233 Dandenong Road, Windsor 3181	\$300,000	05/09/2023

This Statement of Information was prepared on: 19/12/2023