

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

705/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2025

to

31/12/2025

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	417/681 Chapel St SOUTH YARRA 3141	\$445,000	27/01/2026
2	904/55 Queens Rd MELBOURNE 3004	\$420,000	05/12/2025
3	175/416a St Kilda Rd MELBOURNE 3004	\$440,000	02/12/2025

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:

24/02/2026 12:54



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending December 2025: \$470,000

Comparable Properties



417/681 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



904/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



175/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 02/12/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372