

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

708/14 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$690,000

&

\$720,000

Median sale price

Median price

\$478,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/06/2026

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	2508/35 Malcolm St SOUTH YARRA 3141	\$705,000	09/07/2026
2	502/38 Bank St SOUTH MELBOURNE 3205	\$708,000	15/06/2026
3	404/505 St Kilda Rd MELBOURNE 3004	\$715,000	12/05/2026

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:

14/09/2026 11:07

708/14 Queens Road, Melbourne Vic 3004



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median Unit Price
Year ending June 2026: \$478,000

Comparable Properties



2508/35 Malcolm St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 09/07/2026
Property Type: Apartment



502/38 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$708,000
Method: Private Sale
Date: 15/06/2026
Property Type: Apartment



404/505 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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