

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

709/14 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2025

to

31/03/2026

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	1207/55 Queens Rd MELBOURNE 3004	\$1,155,000	18/02/2026
2	1207/55 Queens Rd MELBOURNE 3004	\$1,155,000	18/02/2026
3	1003/576-578 St Kilda Rd MELBOURNE 3004	\$1,051,000	29/01/2026

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:

05/05/2026 14:16



2
 2
 2

Property Type: Strata Unit/Flat
Land Size: 110sqm sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 Year ending March 2026: \$485,000

Comparable Properties



1207/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,155,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment



1207/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,155,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment



1003/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 2

Price: \$1,051,000
Method: Auction Sale
Date: 29/01/2026
Property Type: Apartment

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