

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

902/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$419,950

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 25/08/2025

to 24/08/2026

Source Property Data

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	102/74 Queens Rd MELBOURNE 3004	\$425,000	18/04/2026
2	719/55 Queens Rd MELBOURNE 3004	\$420,000	07/05/2026
3	406/74 Queens Rd MELBOURNE 3004	\$416,250	02/03/2026

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:

25/08/2026 13:25

902/55 Queens Road, Melbourne Vic 3004



 1  1  1

Property Type: Apartment
Land Size: 60 sqm approx
Agent Comments

Indicative Selling Price

\$419,950

Median Unit Price

25/08/2025 - 24/08/2026: \$490,000

Comparable Properties



102/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 1  1  1

Price: \$425,000
Method: Private Sale
Date: 18/04/2026
Property Type: Apartment



719/55 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

 1  -  -

Price: \$420,000
Method: Sale
Date: 07/05/2026
Property Type: Subdivided Flat - Single OYO Flat



406/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 1  1  1

Price: \$416,250
Method: Private Sale
Date: 02/03/2026
Property Type: Apartment

Account - Slater & Levin



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