

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

g04/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Melbourne

Period - From

18/08/2025

to

17/08/2026

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	719/55 Queens Rd MELBOURNE 3004	\$420,000	07/05/2026
2	102/74 Queens Rd MELBOURNE 3004	\$425,000	18/04/2026
3	1508/83 Queens Rd MELBOURNE 3004	\$430,000	02/04/2026

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:

18/08/2026 11:40



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
18/08/2025 - 17/08/2026: \$495,000

Comparable Properties



719/55 Queens Rd MELBOURNE 3004 (VG)

Agent Comments



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



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

Agent Comments



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



1508/83 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

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