

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

1005/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$502,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 30/09/2024 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	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	03/10/2024
2	903/82 Queens Rd MELBOURNE 3004	\$740,000	08/09/2024
3	117/181 Fitzroy St ST KILDA 3182	\$775,000	12/07/2024

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.~~

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending September 2024: \$502,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



919/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 03/10/2024

Property Type: Apartment



903/82 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 08/09/2024

Property Type: Unit



117/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$775,000

Method: Private Sale

Date: 12/07/2024

Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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