

# 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 6/27 Queens Road, Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price \$839,000

### Median sale price

Median price \$526,000

Property type Unit

Suburb Melbourne 3004

Period - From 01/01/2024

to

31/03/2024

Source REIV

### Comparable property sales

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
1/635-643 ST KILDA RD, MELBOURNE, VIC 3004	\$850,000	19/12/2023
260/183 CITY RD, SOUTHBANK, VIC 3006	\$848,000	29/01/2024
125/418 ST KILDA RD, MELBOURNE, VIC 3004	\$800,000	28/11/2023

This Statement of Information was prepared on: 29 April 2024