

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

1808/12 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$685,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

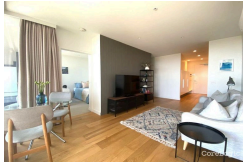
Date of sale

1112/35 ALBERT ROAD MELBOURNE VIC 3004	640000	13-Nov-24
409/23-25 QUEENS ROAD MELBOURNE VIC 3004	704500	28-Oct-24
59C/23-25 QUEENS ROAD MELBOURNE VIC 3004	704500	28-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 05 March 2025



**1112/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

640000

Sold Date **13-Nov-24**

Distance **0.48km**

**409/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

704500

Sold Date **28-Oct-24**

Distance **0.29km**



**59C/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

Sold Date **28-Oct-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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