

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

1112/14 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

612/14 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	17-Nov-24
1212/14 QUEENS ROAD MELBOURNE VIC 3004	\$480,000	04-Dec-24
306/12 QUEENS ROAD MELBOURNE VIC 3004	\$385,000	16-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: 08 April 2025



**612/14 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  -

Sold Price

\$410,000

Sold Date **17-Nov-24**

Distance

0km



**1212/14 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

\$480,000

Sold Date **04-Dec-24**

Distance

0km



**306/12 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

\$385,000

Sold Date **16-Oct-24**

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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