

## 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

2/15 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

or range  
between

\$790,000

&

\$840,000

### 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

4/939 PUNT ROAD SOUTH YARRA VIC 3141	\$797,000	11-Apr-25
203/26 QUEENS ROAD MELBOURNE VIC 3004	\$825,000	05-Nov-24
603/360 ST KILDA ROAD MELBOURNE VIC 3004	\$830,000	28-Nov-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: 14 April 2025



**4/939 PUNT ROAD SOUTH YARRA  
VIC 3141**

Sold Price

RS

**\$797,000**

Sold Date

**11-Apr-25**



2



2



1

Distance

**1.34km**



**203/26 QUEENS ROAD  
MELBOURNE VIC 3004**

Sold Price

**\$825,000**

Sold Date

**05-Nov-24**



2



2



1

Distance

**0.31km**



**603/360 ST KILDA ROAD  
MELBOURNE VIC 3004**

Sold Price

**\$830,000**

Sold Date

**28-Nov-24**



2



2



1

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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