

# 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

1207/14 Queens Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 19/02/2024 to 18/02/2025 Source Property Data

### 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	1311/105 Clarendon St SOUTHBANK 3006	\$480,000	05/02/2025
2	611/605 St Kilda Rd MELBOURNE 3004	\$455,000	17/01/2025
3	2701/58 Clarke St SOUTHBANK 3006	\$460,000	27/12/2024

**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.~~

This Statement of Information was prepared on: 19/02/2025 13:54

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 1  
  1  
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

19/02/2024 - 18/02/2025: \$550,000

## Comparable Properties



1311/105 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

 2  
  1  
  1

Price: \$480,000

Method: Private Sale

Date: 05/02/2025

Property Type: Apartment



611/605 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 1  
  1  
  1

Price: \$455,000

Method: Private Sale

Date: 17/01/2025

Rooms: 3

Property Type: Apartment

Land Size: 55 sqm approx



2701/58 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  
  1  
  1

Price: \$460,000

Method: Private Sale

Date: 27/12/2024

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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