

## 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

3/73 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$510,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

808/6 ST KILDA ROAD ST KILDA VIC 3182	\$540,000	10-Jul-24
202/77 QUEENS ROAD MELBOURNE VIC 3004	\$540,000	01-Nov-24
302/2 PRINCES STREET ST KILDA VIC 3182	\$530,000	25-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: 09 December 2024

**808/6 ST KILDA ROAD ST KILDA  
VIC 3182**

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Sold Price

**\$540,000**

Sold Date

**10-Jul-24**

Distance

**0.63km****202/77 QUEENS ROAD  
MELBOURNE VIC 3004**

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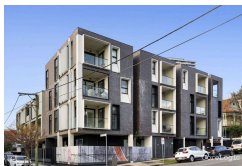
Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**01-Nov-24**

Distance

**0.09km****302/2 PRINCES STREET ST KILDA  
VIC 3182**

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Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**25-Nov-24**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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