

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 QUEENS ROAD, SILVAN, VIC 3795

**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)

Range Between

\$650,000

&

\$680,000

**Median sale price**

Median price

\$1,298,500

Property type

House

Suburb

SILVAN

Period - From

01/10/2023

to

30/09/2024

Source



**Comparable property sales**

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: 03/12/2024