

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Melbourne

Period - From 25/03/2024

to 24/03/2025

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	2107/38 Albert Rd SOUTH MELBOURNE 3205	\$450,000	11/03/2025
2	2208/50 Albert Rd SOUTH MELBOURNE 3205	\$440,000	16/12/2024
3	901/50 Albert Rd SOUTH MELBOURNE 3205	\$441,000	09/10/2024

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:

25/03/2025 10:22



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

25/03/2024 - 24/03/2025: \$540,000

Comparable Properties



2107/38 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment



2208/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment



901/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$441,000

Method: Private Sale

Date: 09/10/2024

Property Type: Apartment