

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

1112/14 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

501/499 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	17-Nov-24
406/499 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	18-Nov-24
204/450 ST KILDA ROAD MELBOURNE VIC 3004	\$400,000	30-Oct-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: 12 February 2025



**501/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$385,000** Sold Date **17-Nov-24**

Distance **0.62km**



**406/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price Sold Date **18-Nov-24**

Distance **0.62km**



**204/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$400,000** Sold Date **30-Oct-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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