

## 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

G02/55 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

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

211/55 QUEENS ROAD MELBOURNE VIC 3004	\$550,000	09-Jul-24
35/632 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000	08-Jul-24
5G/19 QUEENS ROAD MELBOURNE VIC 3004	\$681,500	04-Mar-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: 26 August 2024



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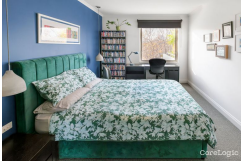


**211/55 QUEENS ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **09-Jul-24**

Distance **0.02km**

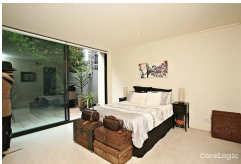


**35/632 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **08-Jul-24**

Distance **0.79km**



**5G/19 QUEENS ROAD MELBOURNE  
VIC 3004**

2 1 1

Sold Price **\$681,500** Sold Date **04-Mar-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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