

# 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

1005/74 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)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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	104/601 St Kilda Rd MELBOURNE 3004	\$720,000	30/05/2025
2	613/163 Fitzroy St ST KILDA 3182	\$750,000	30/04/2025
3	705/74 Queens Rd MELBOURNE 3004	\$732,000	12/04/2025

**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:

20/06/2025 19:14



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**104/601 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2  2  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 30/05/2025

**Property Type:** Apartment



**613/163 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Apartment



**705/74 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$732,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Apartment