# 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										
Range betweer	\$700,000		&		\$750,000					
Median sale p	rice									
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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







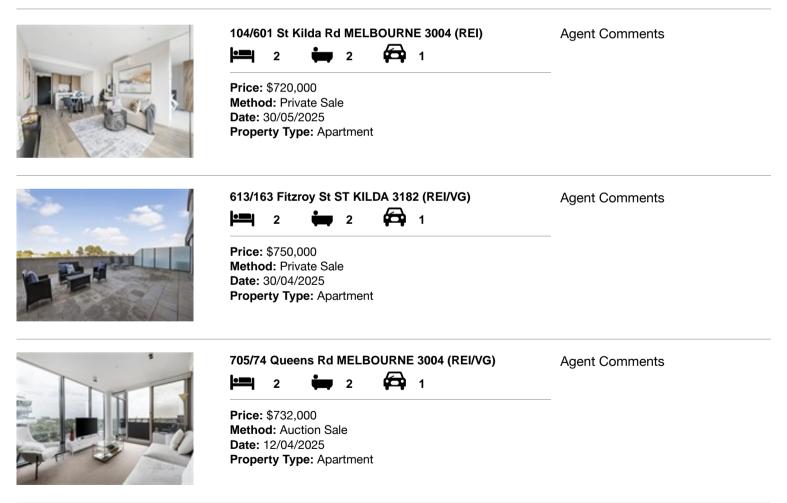


**Property Type:** Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending March 2025: \$470,000

# **Comparable Properties**



Account - McGrath Box Hill | P: 03 9889 8800



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