

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

109/23-25 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

108/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$650,000	14-Apr-25
411/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$685,000	20-Jun-25
112/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$700,000	11-Mar-25

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: 27 June 2025

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**108/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$650,000** Sold Date **14-Apr-25**

Distance **0km**



**411/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  2

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **20-Jun-25**

Distance **0km**



**112/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 -  -  1

Sold Price **\$700,000** Sold Date **11-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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