

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

11 QUEENS ROAD, SILVAN VIC 3795

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

Range Between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,000,000

Property type

House

Suburb

SILVAN

Period - From

01/04/2026

to

30/06/2026

Source

**Comparable property sales**

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: 27/08/2026