

COMPARATIVE MARKET ANALYSIS

111/77 QUEENS ROAD, MELBOURNE, VIC 3004

PREPARED BY AUSFORTUNE PROPERTY, SUITE 312 2 MAIN STREET POINT COOK



Zheng Shao
111/77 Queens Road
Melbourne, VIC, 3004

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Ausfortune property
Suite 312 2 Main Street Point Cook
Email: john.chen@ausfortuneproperty.com.au
Phone: 0466599431

111/77 QUEENS ROAD, MELBOURNE, VIC 3004



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Rental

Property Details

1 1 -

Property Type: Unit - N/A
 RPD: 111//PS737476 (11906460)

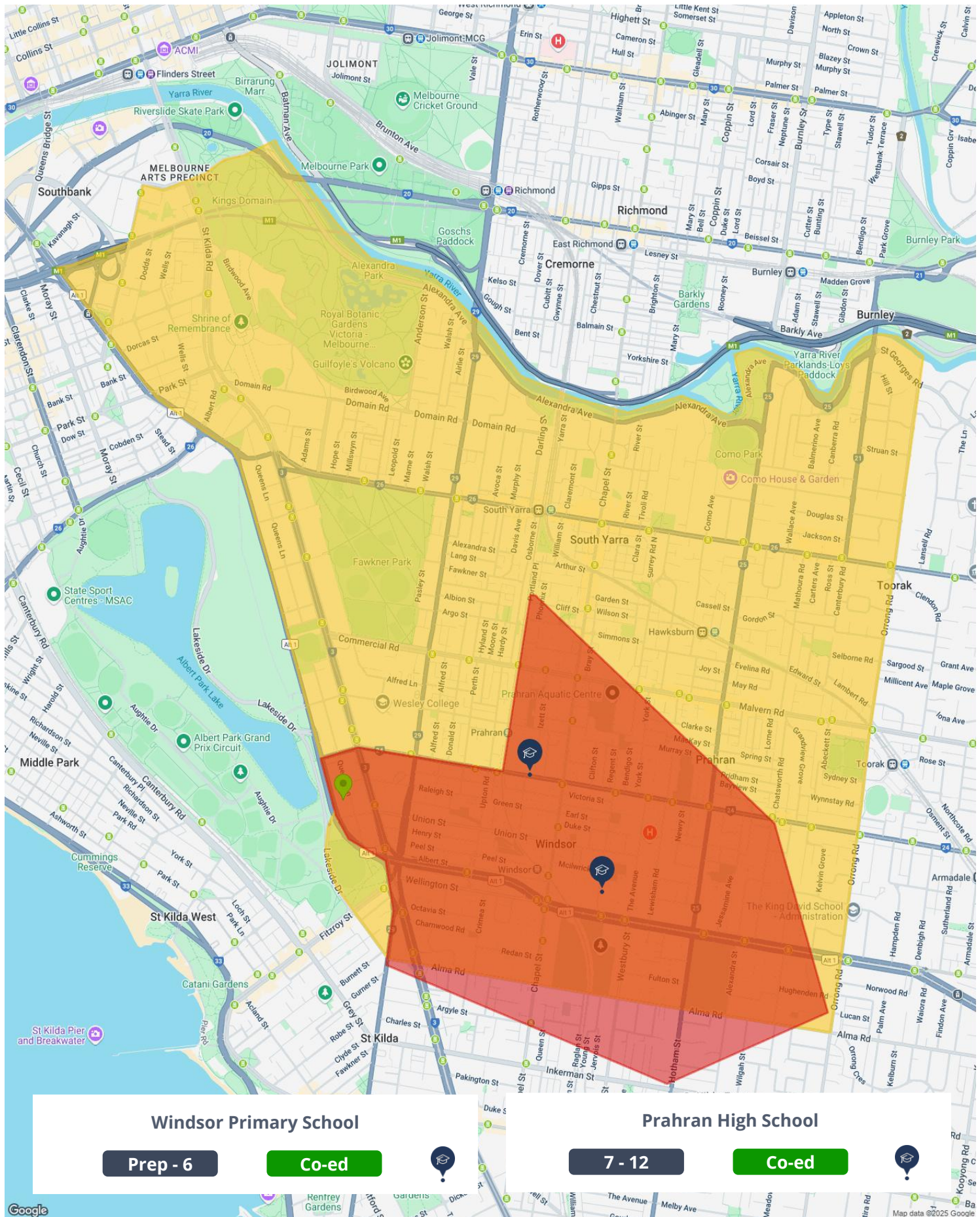
Area: 2,324 m²
 Area \$/m²: \$181
 Water/Sewerage:
 Property ID: 1499115091 /
 UBD Ref: UBD Ref: 26 K1

Land Use: RESIDENTIAL COMPANY SHARE UNIT (WITHIN MULTI-STOREY)
 Zoning:
 Council: PORT PHILLIP CITY
 Features: Improvements: Gym, Intercom, Dishwasher

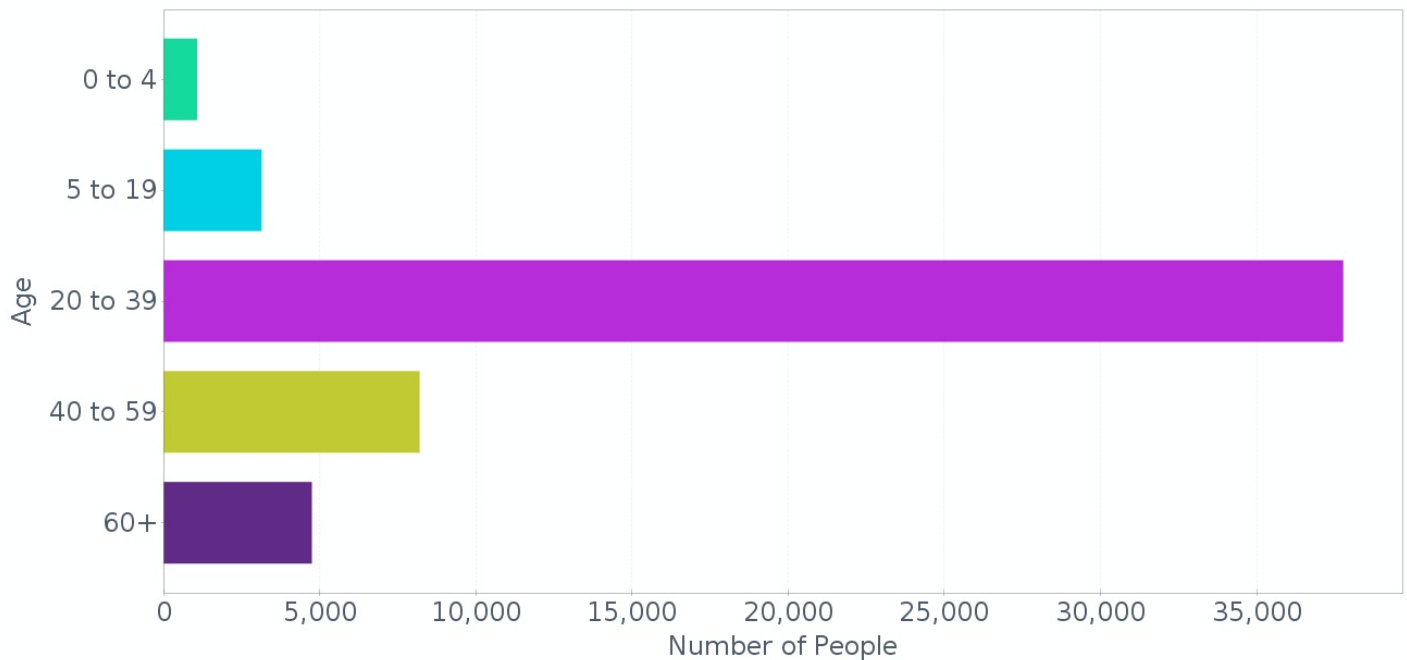
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 421,500	01/05/2015	THE PROPRIETORS	0 m ²	Normal Sale	No

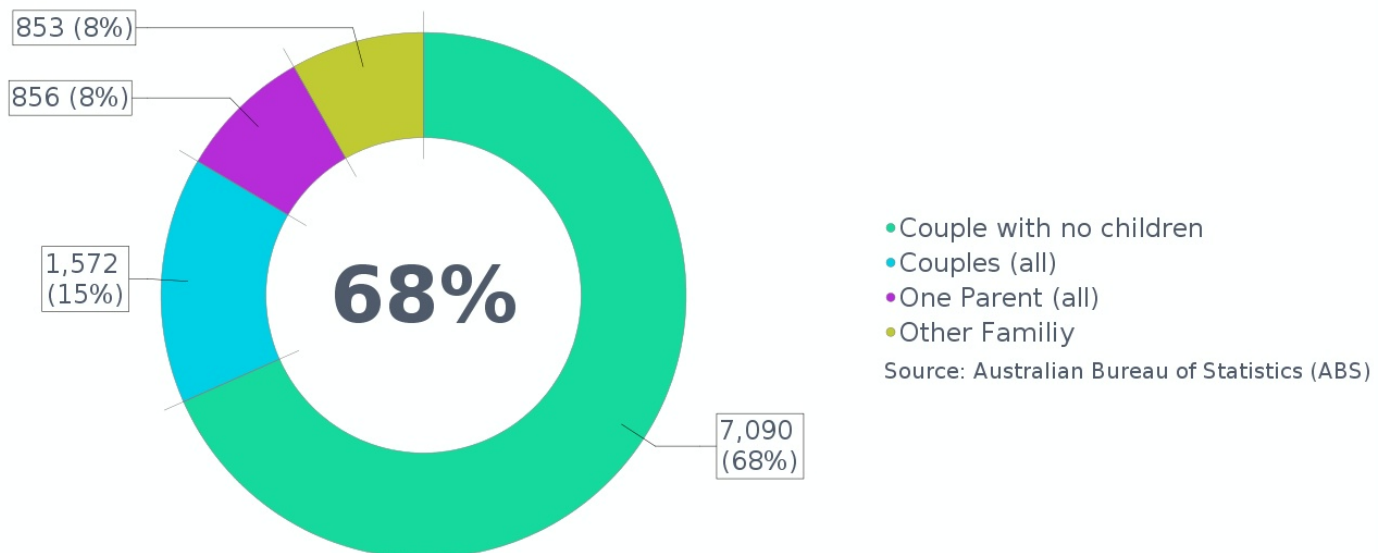
School Catchment Areas



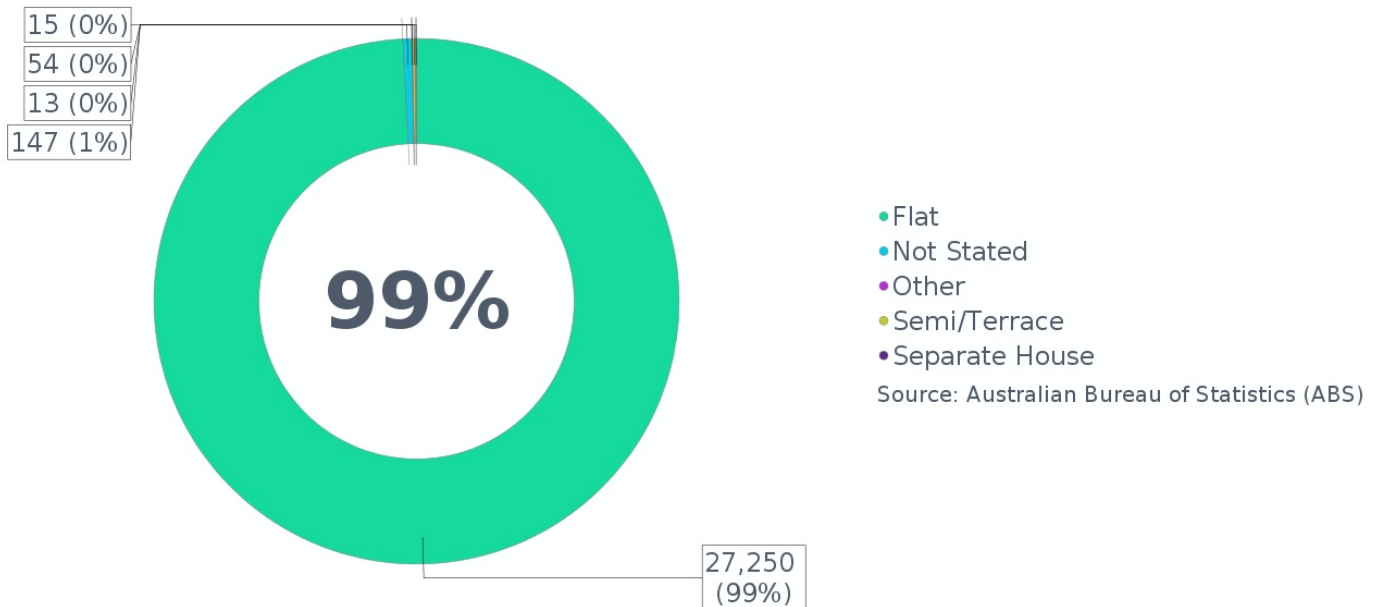
Age of Population (2021)



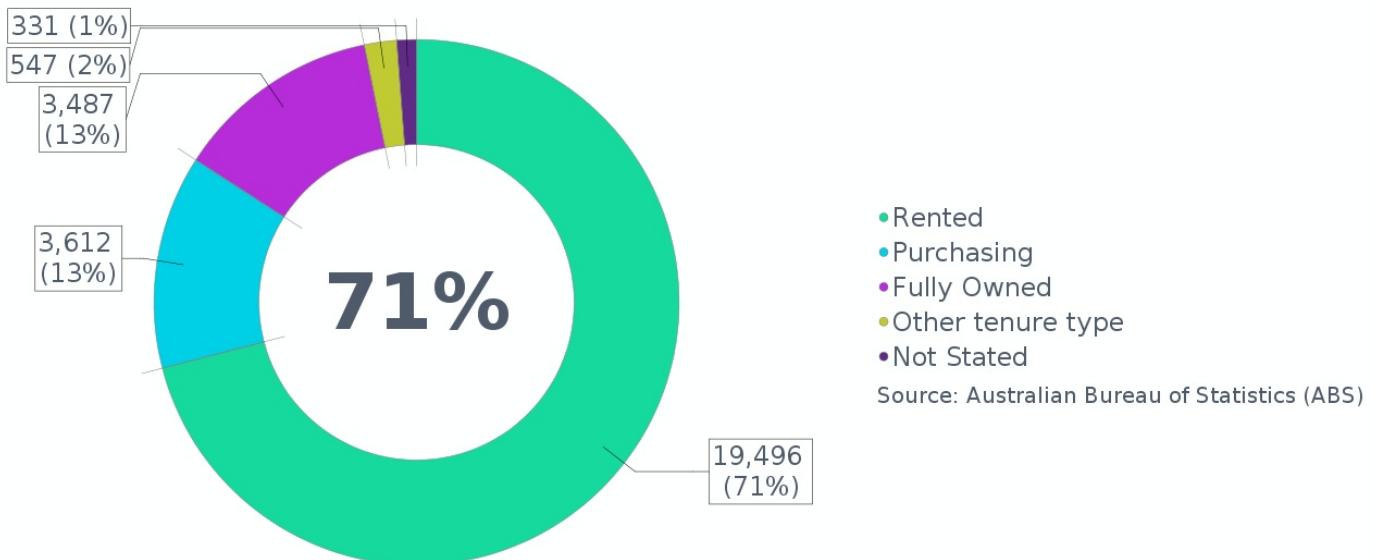
Family Composition (2021)



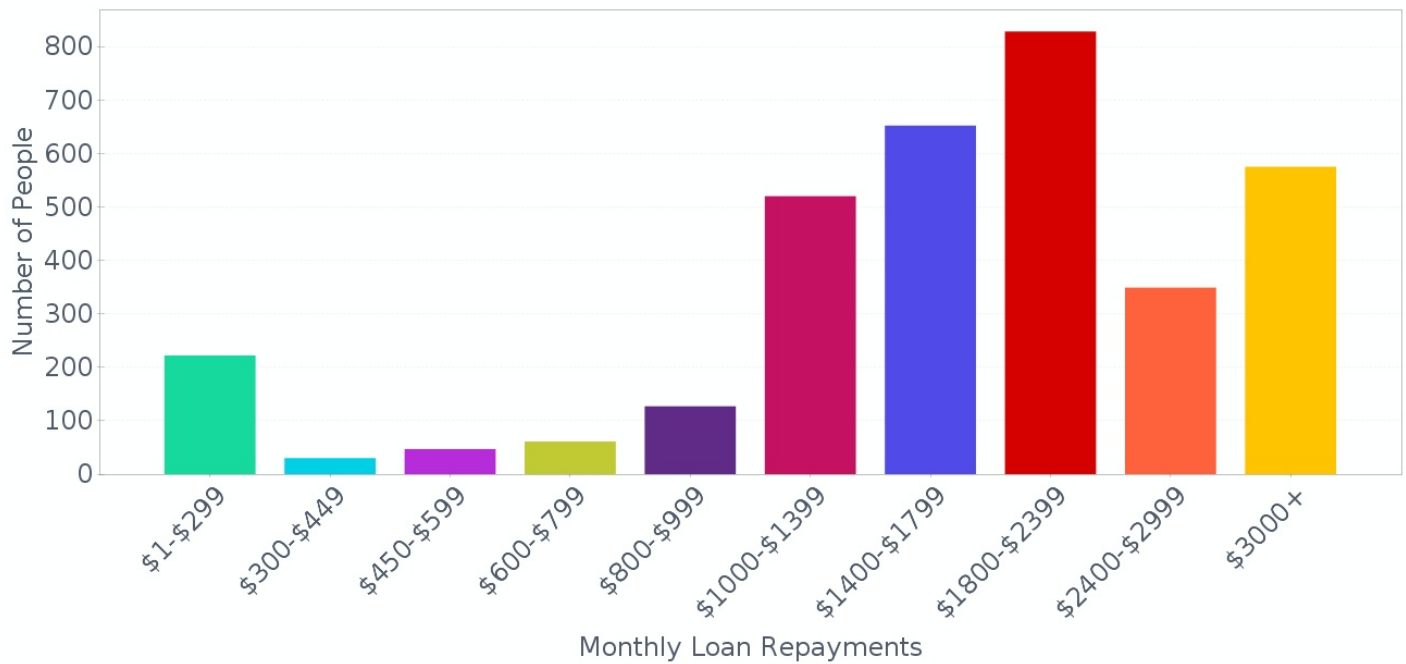
Dwelling Structure (2021)



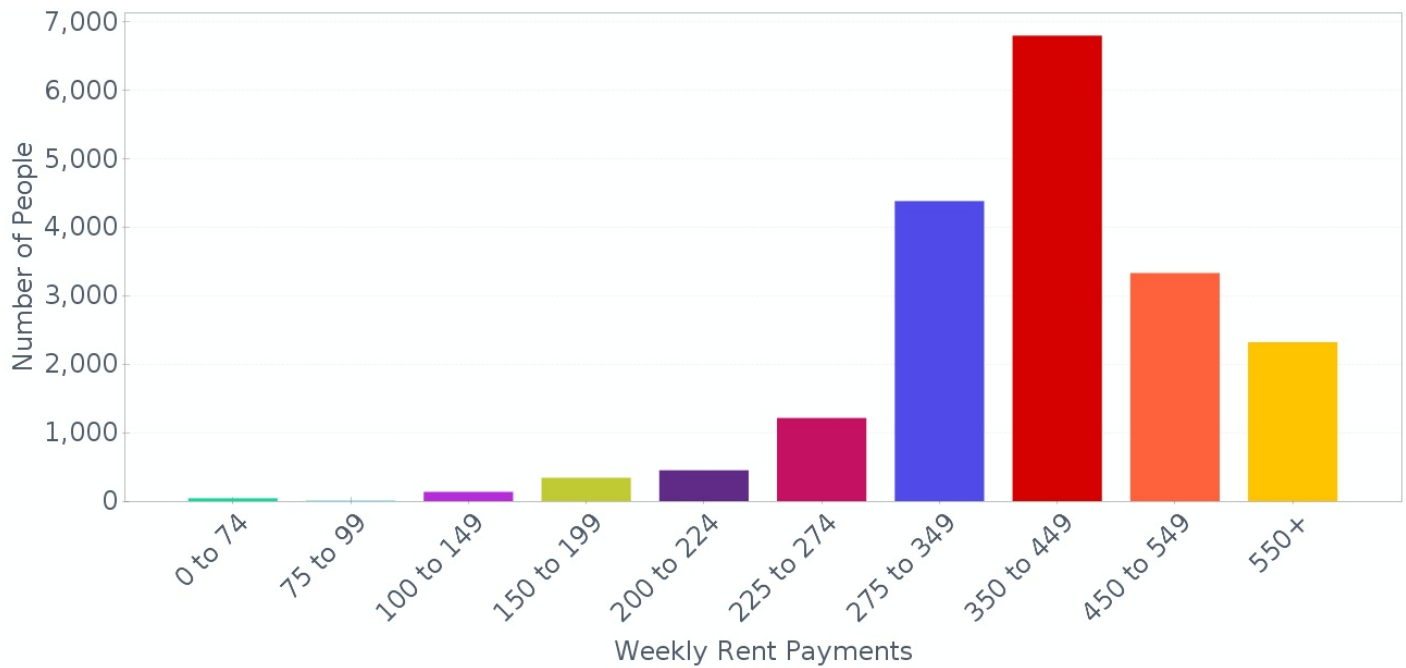
Home Ownership (2021)



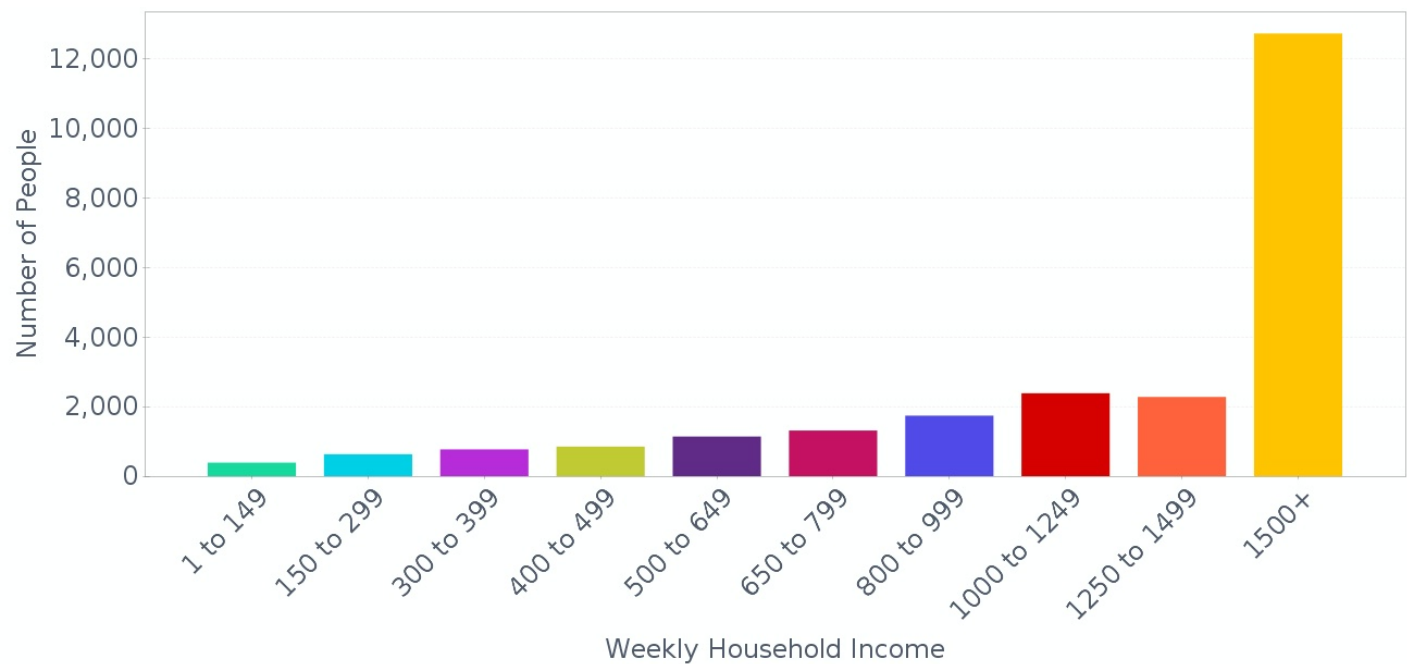
Home Loan Repayments - Monthly (2021)



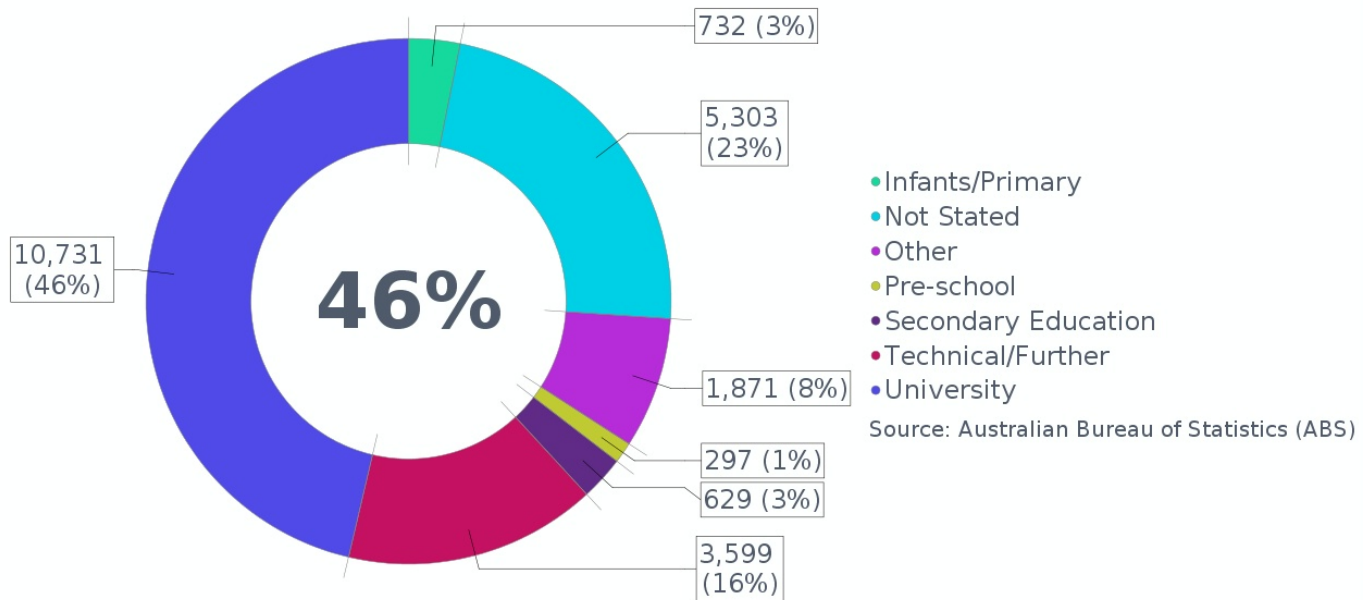
Rent Payments - Weekly (2021)



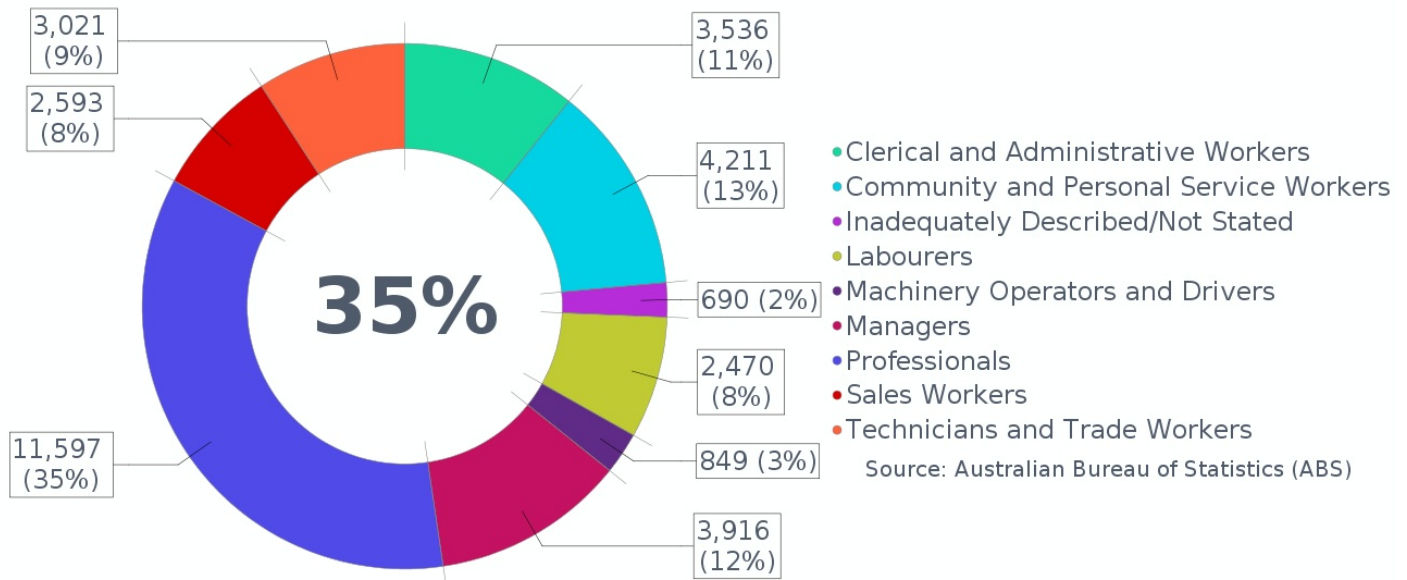
Household Income - Weekly (2021)



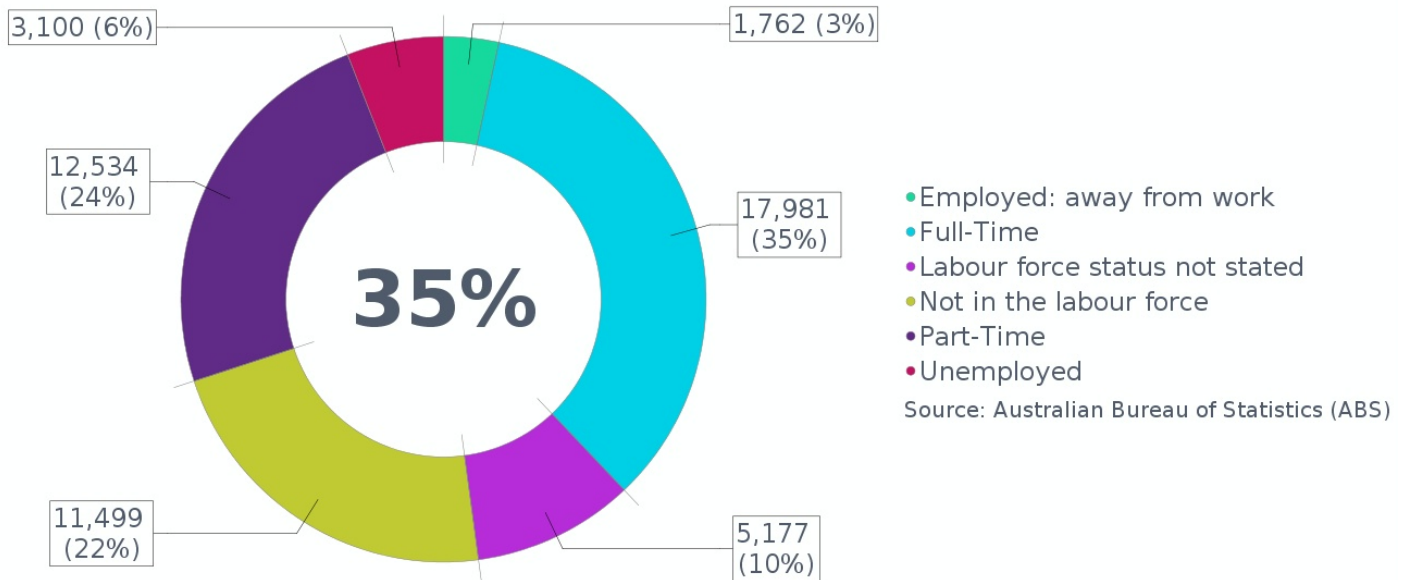
Non-School Qualification: Level of Education (2021)



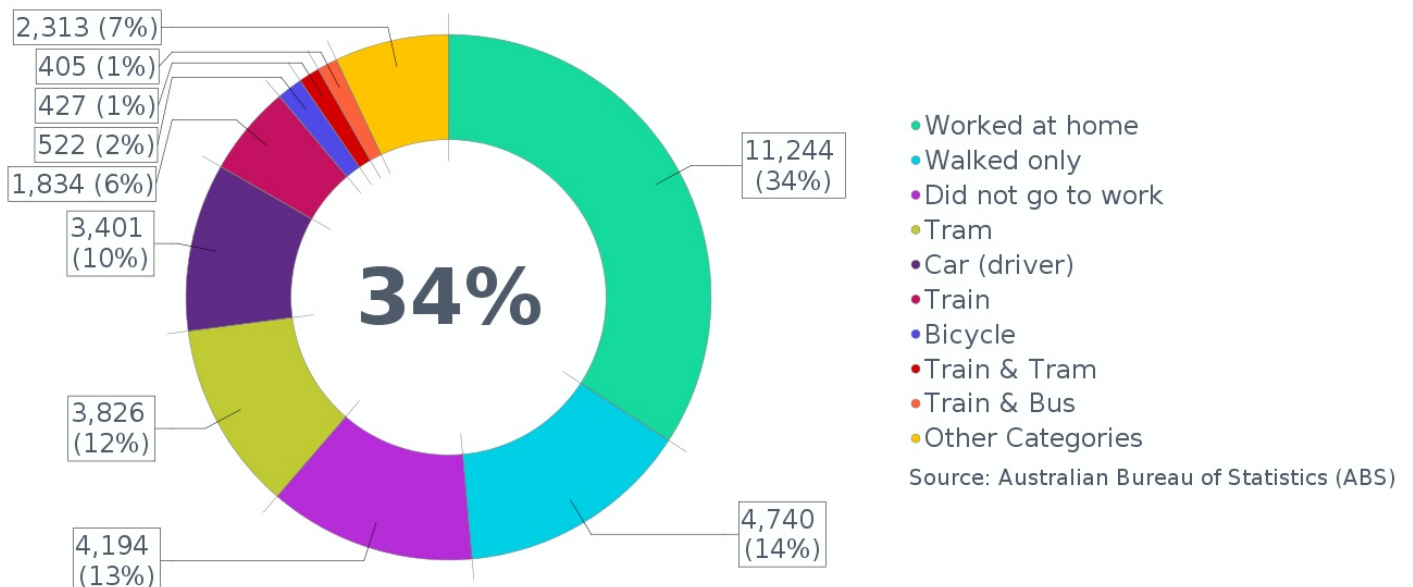
Occupation (2021)



Employment (2021)

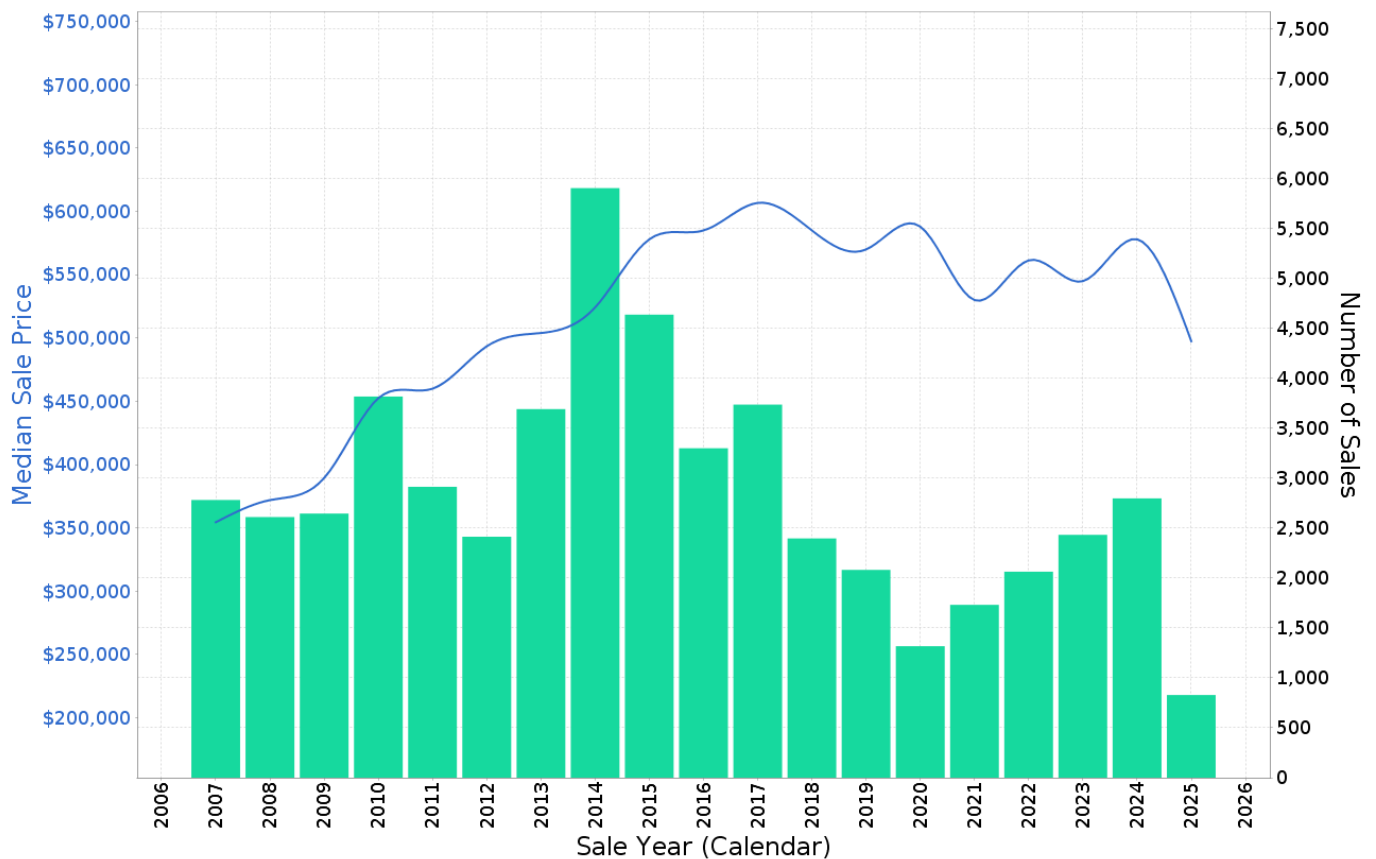


Method of Travel to Work (2021)

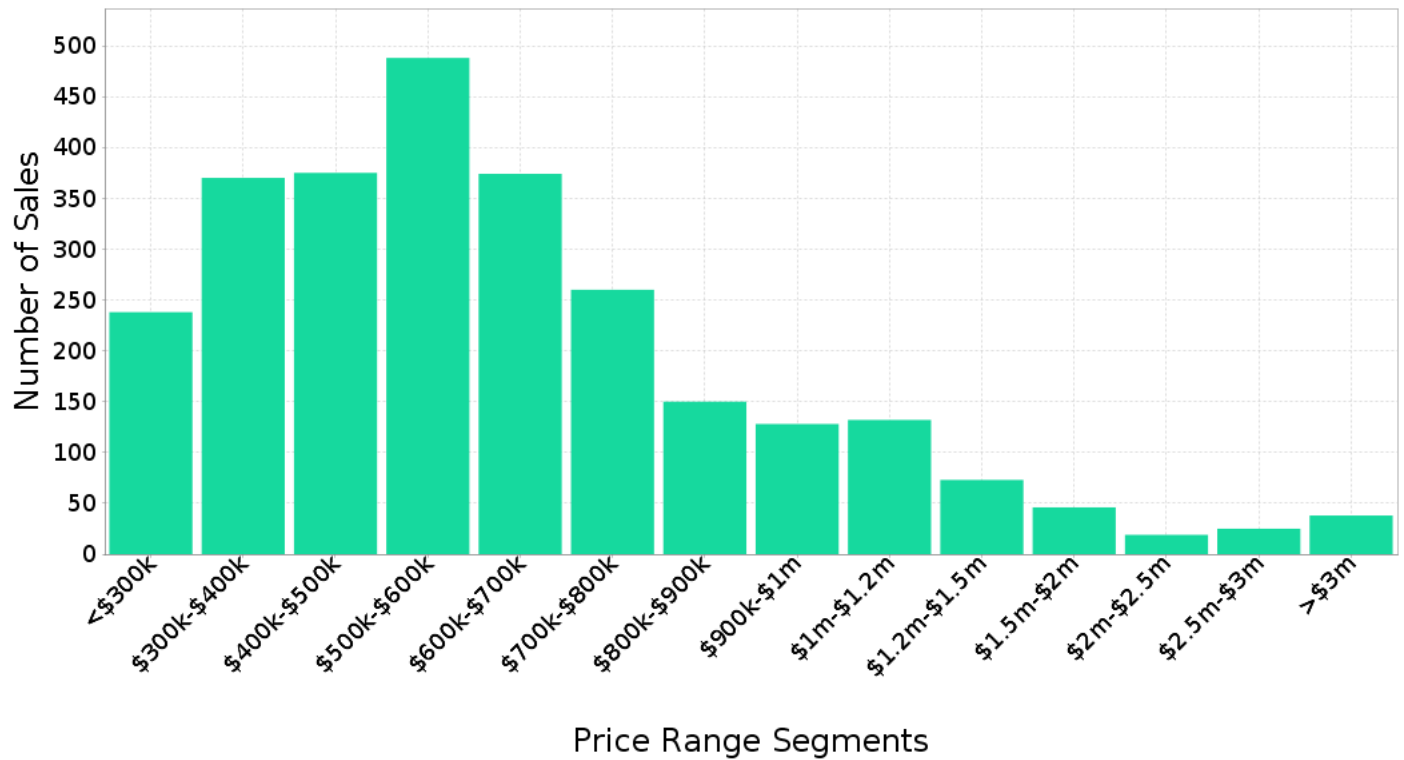


Sales & Growth Chart (Unit)

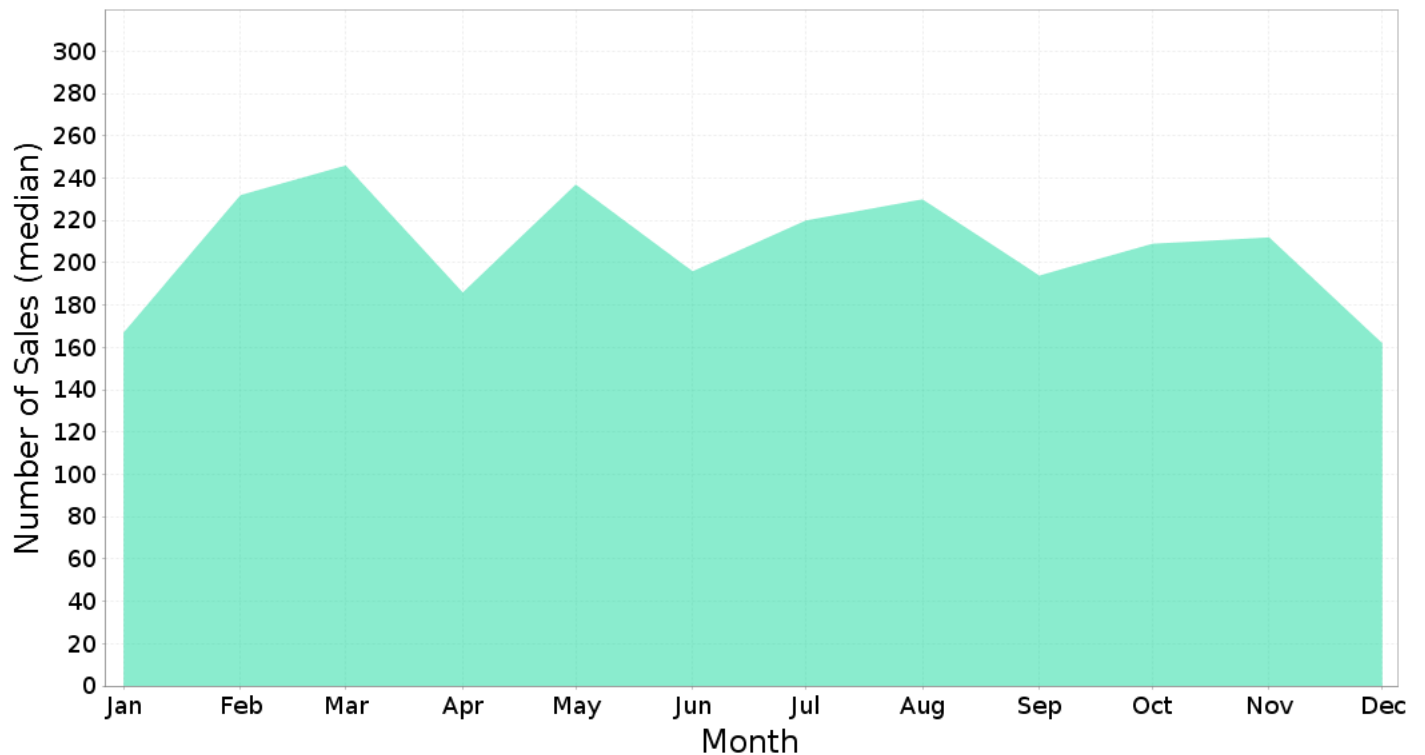
Year	No. of Sales	Average	Median	Growth	Low	High
2007	2781	\$ 459,397	\$ 354,500		\$ 12,500	\$ 11,000,000
2008	2610	\$ 443,044	\$ 372,000	4.9 %	\$ 3,300	\$ 7,000,000
2009	2645	\$ 463,372	\$ 389,500	4.7 %	\$ 8,370	\$ 7,490,000
2010	3817	\$ 508,572	\$ 452,500	16.2 %	\$ 2,520	\$ 7,490,000
2011	2913	\$ 525,095	\$ 460,000	1.7 %	\$ 5,000	\$ 7,000,000
2012	2413	\$ 555,742	\$ 493,500	7.3 %	\$ 35,000	\$ 8,750,000
2013	3691	\$ 591,651	\$ 504,000	2.1 %	\$ 14,000	\$ 13,217,125
2014	5904	\$ 574,092	\$ 524,250	4.0 %	\$ 3,000	\$ 17,649,672
2015	4637	\$ 657,255	\$ 578,000	10.3 %	\$ 10,000	\$ 39,000,000
2016	3299	\$ 679,313	\$ 585,000	1.2 %	\$ 5,710	\$ 7,900,000
2017	3736	\$ 764,434	\$ 606,800	3.7 %	\$ 5,820	\$ 34,000,000
2018	2396	\$ 690,517	\$ 585,000	-3.6 %	\$ 2,000	\$ 7,450,000
2019	2081	\$ 754,367	\$ 570,000	-2.6 %	\$ 2,000	\$ 15,000,000
2020	1317	\$ 746,726	\$ 588,000	3.2 %	\$ 3,500	\$ 9,500,000
2021	1731	\$ 703,796	\$ 530,000	-9.9 %	\$ 5,618	\$ 13,000,000
2022	2063	\$ 687,848	\$ 561,380	5.9 %	\$ 10,000	\$ 22,502,900
2023	2432	\$ 733,977	\$ 544,945	-2.9 %	\$ 10,260	\$ 39,000,000
2024	2797	\$ 683,896	\$ 578,000	6.1 %	\$ 10,000	\$ 16,500,000
2025	828	\$ 595,626	\$ 497,500	-13.9 %	\$ 16,000	\$ 7,075,000



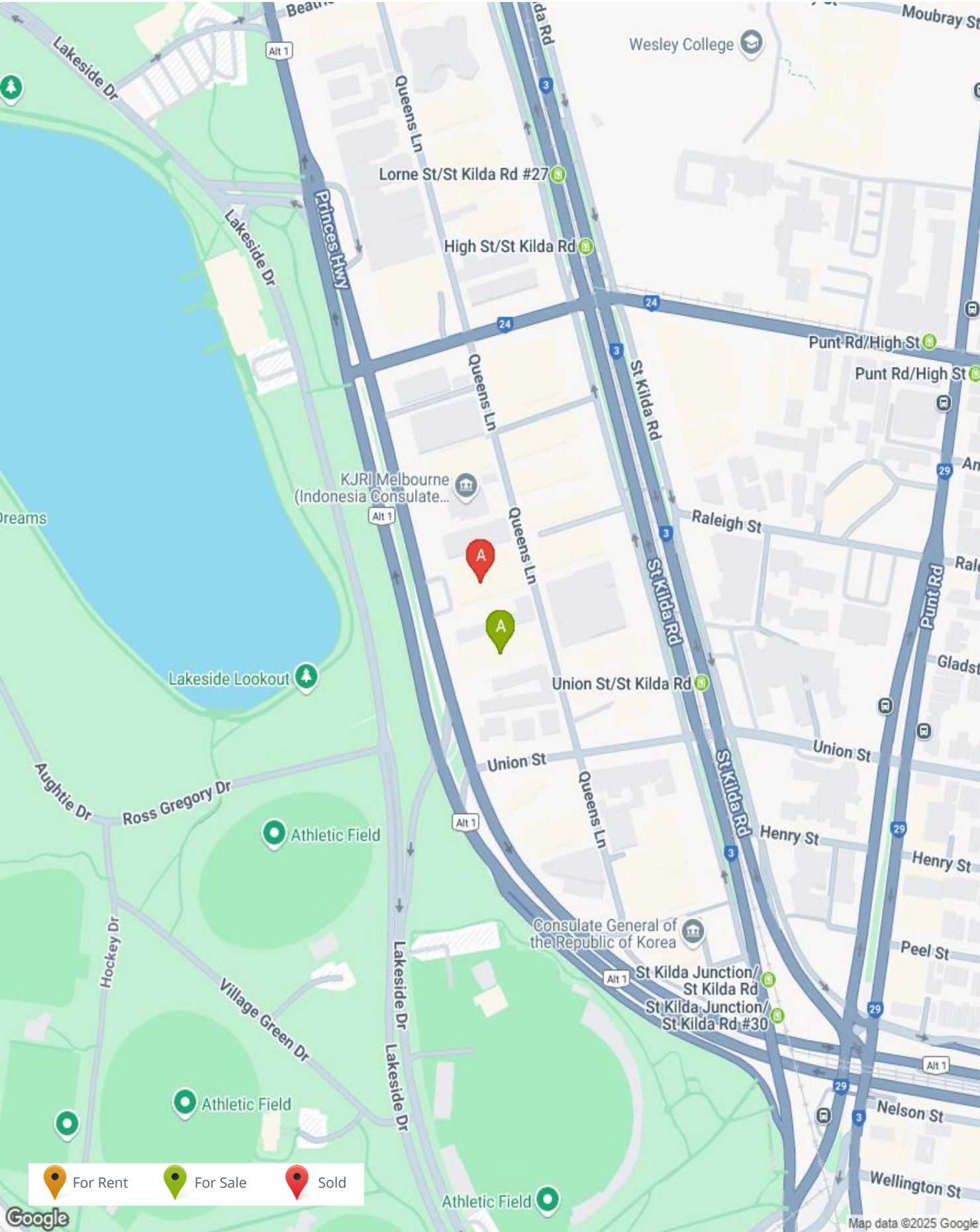
Price Segmentation



Peak Selling Periods



Comparable Properties Map



Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$326,400 and the highest for sale price is \$1,400,000 with a median sale price of \$620,000. Days listed ranges from 2 to 795 days with the average currently at 294 days for these selected properties.

206/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

2 2 1



Property Type: Unit
Area: 2,324 m²
RPD: 206//PS737476

Current List Price: **\$530,000 - \$550,000**
First List Price: \$550,000 - \$580,000
Date Listed: 08/04/2025 Days Listed: 87 Days
Listed Price Change: **-3.6%**

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, POOL, IMPROVEMENTS: DISHWASHER, GYM, SECURE PARKING, FURNISHED, INTERCOM, INDOOR SPA, INTERNAL LAUNDRY,



813/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

2 2 1



Property Type: Unit
Area: 2,324 m² (63 m²)
RPD: 813//PS737476

Current List Price: **Sale \$620,000 - \$680,000**
First List Price: \$620,000 - \$680,000
Date Listed: 26/09/2024 Days Listed: 281 Days
Listed Price Change:

Features: DECK, IMPROVEMENTS: SECURE PARKING, FURNISHED, INTERCOM, DISHWASHER, GYM



809/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

2 2 1



Property Type: Unit
Area: 2,324 m²
RPD: 809//PS737476

Current List Price: **Private Sale: \$588,000 - \$628,000**
First List Price: Private Sale: \$620,000 - \$680,000
Date Listed: 17/11/2023 Days Listed: 595 Days
Listed Price Change:

Features: DECK, IMPROVEMENTS: DISHWASHER, GYM, INTERCOM



707/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

2 2 1



Property Type: Unit
Area: 2,324 m²
RPD: CM1//PS737476

Current List Price: **\$620,000 - \$680,000**
First List Price: \$620,000 - \$680,000
Date Listed: 01/05/2023 Days Listed: 795 Days
Listed Price Change:

Features:



604/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

3 2 2



Property Type: Unit
Area: 2,324 m² (158 m²)
RPD: 604//PS737476

Current List Price: **\$1,300,000 - \$1,400,000**
First List Price: \$1,300,000 - \$1,400,000
Date Listed: 02/07/2025 Days Listed: 2 Days
Listed Price Change:

Features:



203/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

 3  2  1



Property Type: Unit
Area: 2,324 m² (85 m²)
RPD: 203//PS737476

Current List Price: **\$695,000 to \$760,000**

First List Price: \$695,000 to \$760,000

Date Listed: 12/07/2024 Days Listed: **357 Days**

Listed Price Change:

Features: IMPROVEMENTS: GYM, DISHWASHER, INTERCOM



603/77 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

 3  2  2



Property Type: Unit
Area: 2,324 m²
RPD: 603//PS737476

Current List Price: **Contact Agent**

First List Price: Contact Agent

Date Listed: Days Listed: **1000+ Days**

Listed Price Change:

Features:



613/74 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m

 1  1  -



Property Type: Unit
Area: 2,804 m² (41 m²)
RPD: 613//PS641029

Current List Price: **\$340,000 ~ \$360,000**

First List Price: \$340,000 ~ \$360,000

Date Listed: 17/06/2025 Days Listed: **17 Days**

Listed Price Change:

Features:



1209/74 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m

 1  1  1



Property Type: Unit
Area: 2,804 m²
RPD: 1209//PS641029

Current List Price: **On Hold**

First List Price: Offer welcome!

Date Listed: 07/02/2025 Days Listed: **513 Days**

Listed Price Change:

Features:



701/74 QUEENS RD, MELBOURNE 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m

 2  2  1



Property Type: Unit
Area: 2,804 m² (85 m²)
RPD: 701//PS641029

Current List Price: **\$725,000 - \$775,000**

First List Price: \$725,000 - \$775,000

Date Listed: 30/06/2025 Days Listed: **4 Days**

Listed Price Change:

Features:



Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$392,000 and the highest sale price is \$582,500 with a median sale price of \$469,000. Days listed ranges from 34 to 258 days with the average currently at 150 days for these selected properties.

619/74 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m



Property Type: Unit
Area: 2,804 m²
Area \$/m²: \$140
RPD: 619//PS641029

Sale Price: **\$392,000 (Normal Sale)**
Sale Date: 26/08/2024 Days to Sell: **34 Days**
Last Price: \$375,000 - \$400,000 Chg %:
First Price: \$375,000 - \$410,000 Chg %:

Features:



1204/77 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m



Property Type: Unit
Area: 2,324 m²
Area \$/m²: \$172
RPD: 1204//PS737476

Sale Price: **\$400,000 (Normal Sale)**
Sale Date: 04/06/2024 Days to Sell: **258 Days**
Last Price: \$375,000 - \$410,000 Chg %:
First Price: 4100000 Chg %: **-90.2%**

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



801/77 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m



Property Type: Unit
Area: 2,324 m²
Area \$/m²: \$243
RPD: 801//PS737476

Sale Price: **\$565,000 (Normal Sale)**
Sale Date: 22/02/2025 Days to Sell: **130 Days**
Last Price: \$570,000-\$600,000 Chg %: **-0.9%**
First Price: Contact Agent Chg %: **-4.2%**

Features:



212/74 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m



Property Type: Unit
Area: 2,804 m²
Area \$/m²: \$167
RPD: 212//PS641029

Sale Price: **\$468,000 (Normal Sale)**
Sale Date: 20/01/2025 Days to Sell: **140 Days**
Last Price: \$450,000 - \$495,000 Chg %:
First Price: \$450,000 - \$495,000 Chg %:

Features:



612/74 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m



Property Type: Unit
Area: 2,804 m²
Area \$/m²: \$168
RPD: 612//PS641029

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 18/12/2024 Days to Sell: **189 Days**
Last Price: UNDER OFFER Chg %:
First Price: \$529,000 Chg %: **-11.2%**

Features:



403/74 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m

 1  1  1



Property Type: Unit
Area: 2,804 m²
Area \$/m²: \$163
RPD: 403//PS641029

Features:

Sale Price: **\$456,000 (Normal Sale)**

Sale Date: 19/10/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



202/77 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

 2  2  1



Property Type: Unit
Area: 2,324 m²
Area \$/m²: \$232
RPD: 202//PS737476

Features: BUILT IN ROBES, POOL, IMPROVEMENTS: DISHWASHER, INTERCOM, FURNISHED, GYM

Sale Price: **\$540,000 (Normal Sale)**

Sale Date: 17/10/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



311/77 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

 2  1  1



Property Type: Unit
Area: 2,324 m²
Area \$/m²: \$185
RPD: 311//PS737476

Features:

Sale Price: **\$430,567 (Normal Sale)**

Sale Date: 23/08/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



711/77 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 0m

 2  2  1



Property Type: Unit
Area: 2,324 m²
Area \$/m²: \$251
RPD: 711//PS737476

Features:

Sale Price: **\$582,500 (Normal Sale)**

Sale Date: 11/07/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



518/74 QUEENS RD, MELBOURNE, VIC 3004

UBD Ref: Melbourne - 26 K1
Distance from Property: 58m

 2  1  1



Property Type: Unit
Area: 2,804 m²
Area \$/m²: \$168
RPD: 518//PS641029

Features:

Sale Price: **\$470,000 (Normal Sale)**

Sale Date: 23/06/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



111/77 QUEENS ROAD, MELBOURNE, VIC 3004



Appraisal Price

This market analysis has been prepared on 03/07/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$450,000 to \$480,000

Contact your agent for further information:

Name: Ausfortune property
Mobile:
Office: Ausfortune property
Office Phone: 0466599431
Email: john.chen@ausfortuneproperty.com.au