

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

1209/74 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

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

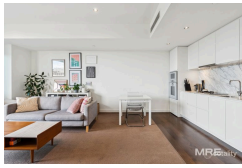
Date of sale

908/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$495,000	11-Mar-25
200/632 ST KILDA ROAD MELBOURNE VIC 3004	\$470,000	29-Jan-25
314/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$480,000	03-Apr-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: 21 July 2025



908/505-507 ST KILDA ROAD MELBOURNE VIC 3004

 1
  1
  1

Sold Price **\$495,000** Sold Date **11-Mar-25**

Distance **0.95km**



200/632 ST KILDA ROAD MELBOURNE VIC 3004

 1
  1
  1

Sold Price **\$470,000** Sold Date **29-Jan-25**

Distance **0.28km**



314/576-578 ST KILDA ROAD MELBOURNE VIC 3004

 1
  1
  1

Sold Price **\$480,000** Sold Date **03-Apr-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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