

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

123/20 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,020,000

&

\$1,060,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

21/07/2024

to

20/07/2025

Source

Property Data

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.

	Address of comparable property	Price	Date of sale
1	707/499 St Kilda Rd MELBOURNE 3004	\$1,120,000	29/05/2025
2	619/20 Queens Rd MELBOURNE 3004	\$1,110,500	19/03/2025
3	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025

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:

21/07/2025 12:27



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,020,000 - \$1,060,000
Median Unit Price
21/07/2024 - 20/07/2025: \$525,000

Comparable Properties



707/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,120,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment

619/20 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$1,110,500
Method: Sale
Date: 19/03/2025
Property Type: Subdivided Flat - Single OYO Flat



803/576 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

2 bed, 2 bath, 1 car

Price: \$1,030,000
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment

Account - Atria Real Estate