

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

1411/12 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

612/12 QUEENS ROAD MELBOURNE VIC 3004	\$540,000	04-Aug-25
706/15 QUEENS ROAD MELBOURNE VIC 3004	\$552,500	02-Sep-25
511/470 ST KILDA ROAD MELBOURNE VIC 3004	\$570,000	11-Jul-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: 10 September 2025



**612/12 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

^{RS} **\$540,000** Sold Date **04-Aug-25**

Distance **0km**



**706/15 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

^{RS} **\$552,500** Sold Date **02-Sep-25**

Distance **0.06km**



**511/470 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

^{RS} **\$570,000** Sold Date **11-Jul-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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