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

1601/12 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,595,000				
Median sale p	rice								
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	12/07/2024	to	11/07/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	505/26 Queens Rd MELBOURNE 3004	\$1,480,000	24/06/2025
2	2401/18 Claremont St SOUTH YARRA 3141	\$1,535,000	31/05/2025
3	1502/582 St Kilda Rd MELBOURNE 3004	\$1,510,000	17/01/2025

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:

12/07/2025 10:33



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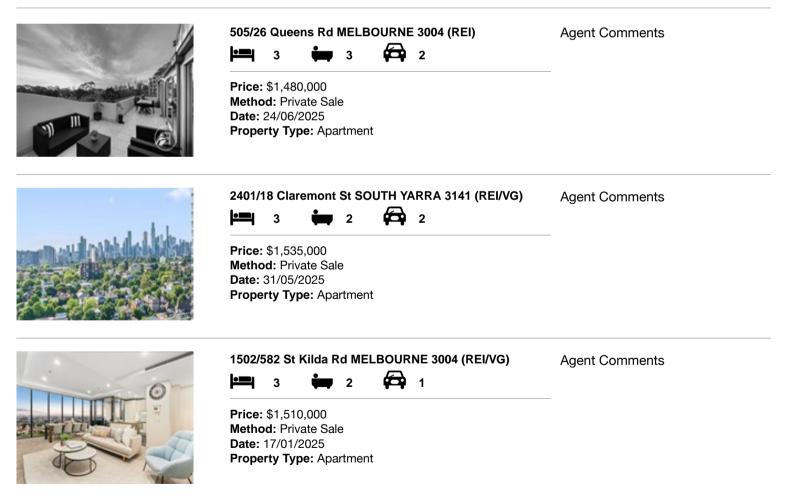
Sophie Carmichael sophie@whitefoxrealestate.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median Unit Price 12/07/2024 - 11/07/2025: \$530,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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