

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

218/20 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

\$799,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 2026

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

8C/29 QUEENS ROAD MELBOURNE VIC 3004	\$825,000	25-Jul-25
1202/499 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	15-Dec-25
603/1 ROY STREET MELBOURNE VIC 3004	\$820,000	17-Dec-24

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: 28 May 2026

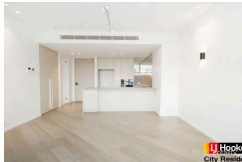


8C/29 QUEENS ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **\$825,000** Sold Date **25-Jul-25**

Distance **0.22km**



1202/499 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **\$820,000** Sold Date **15-Dec-25**

Distance **0.45km**



603/1 ROY STREET MELBOURNE VIC 3004

2 2 1

Sold Price Sold Date **17-Dec-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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