

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	401/70 Queens Rd, Melbourne, VIC 3004
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Indicative selling price

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

Price Range	\$420,000	&	\$439,000
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Median sale price

Median price	\$418,000	Property Type	Apartment	Suburb	Melbourne (3004)
Period - From	18/12/2024	to	18/12/2025	Source	www.propertydata.com.au

Comparable property sales

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
601/70 QUEENS ROAD, MELBOURNE VIC 3004	\$451,000	18/06/2024
110/70 QUEENS ROAD, MELBOURNE VIC 3004	\$437,000	10/09/2024
315/70 QUEENS ROAD, MELBOURNE VIC 3004	\$441,000	20/05/2024

This Statement of Information was prepared on: 18/12/2025