

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

505/83 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

165/632 ST KILDA ROAD MELBOURNE VIC 3004	\$610,000	16-Apr-25
205/1A PEEL STREET WINDSOR VIC 3181	\$625,000	26-Jan-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.

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**165/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

\$610,000

Sold Date

16-Apr-25

Distance

0.07km



**205/1A PEEL STREET WINDSOR
VIC 3181**

2 1 2

Sold Price

\$625,000

Sold Date

26-Jan-25

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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