

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

512/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$478,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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.

	Address of comparable property	Price	Date of sale
1	509/20 Queens Rd MELBOURNE 3004	\$760,000	09/07/2026
2	101/55 Wellington St ST KILDA 3182	\$755,000	02/07/2026
3	810/1 Clara St SOUTH YARRA 3141	\$730,500	03/06/2026

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:

05/08/2026 16:34



2
 2
 1

Property Type: Subdivided
 Unit/Villa/Townhouse - Single OYO
 Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending June 2026: \$478,000

Comparable Properties



509/20 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 1

Price: \$760,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment



101/55 Wellington St ST KILDA 3182 (REI)

Agent Comments

2
 2
 1

Price: \$755,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



810/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$730,500

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140