

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

520/74 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

301/77 QUEENS ROAD MELBOURNE VIC 3004	\$523,500	27-Oct-25
704/610 ST KILDA ROAD MELBOURNE VIC 3004	\$540,000	02-Oct-25
74/604 ST KILDA ROAD MELBOURNE VIC 3004	\$530,000	25-Jul-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.~~

This Statement of Information was prepared on: 03 November 2025

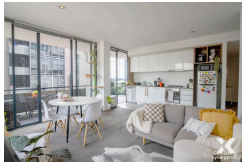


**301/77 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$523,500** ^{UN} Sold Date **27-Oct-25**

Distance **0.06km**

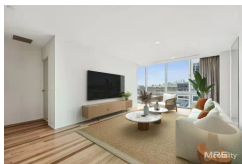


**704/610 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **02-Oct-25**

Distance **0.09km**



**74/604 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$530,000** Sold Date **25-Jul-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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