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	601/12 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $500,000 Property Type Unit Suburb Melbourne

Period - From 05/06/2025 to 04/06/2026 Source Property Data

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	4c/18 Albert Rd SOUTH MELBOURNE 3205	$1,050,000	11/05/2026
2	706/154 Cremorne St CREMORNE 3121	$1,025,000	07/02/2026
3	204/400 St Kilda Rd MELBOURNE 3004	$1,045,000	19/12/2025

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: 05/06/2026 11:44

601/12 Queens Road, Melbourne Vic 3004



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
05/06/2025 - 04/06/2026: $500,000

Comparable Properties



4c/18 Albert Rd SOUTH MELBOURNE 3205 (REI)

3 2 1

Price: $1,050,000
Method: Private Sale
Date: 11/05/2026
Property Type: Apartment

Agent Comments



706/154 Cremorne St CREMORNE 3121 (REI/VG)

3 2 2

Price: $1,025,000
Method: Private Sale
Date: 07/02/2026
Property Type: Apartment

Agent Comments



204/400 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 1

Price: $1,045,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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