

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

604/77 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

911/55 QUEENS ROAD MELBOURNE VIC 3004	\$1,288,000	31-Mar-25
1103/70 QUEENS ROAD MELBOURNE VIC 3004	\$1,780,000	21-May-25
2/53A JACKSON STREET ST KILDA VIC 3182	\$1,420,000	28-Feb-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: 28 June 2025

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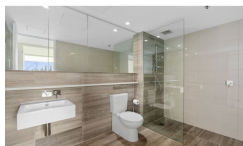


**911/55 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,288,000** Sold Date **31-Mar-25**

Distance **0.58km**



**1103/70 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,780,000** ^{UN} Sold Date **21-May-25**

Distance **0.18km**



**2/53A JACKSON STREET ST KILDA
VIC 3182**

3 3 2

Sold Price **\$1,420,000** Sold Date **28-Feb-25**

Distance **0.93km**

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

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