

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

619/20 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1004/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,390,000	05-May-24
419/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,245,000	05-May-24
1404/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,220,000	05-Mar-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: 02 October 2025

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1004/20 QUEENS ROAD
MELBOURNE VIC 3004

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Sold Price **\$3,755,000** Sold Date **05-May-24**

Distance **0km**



419/20 QUEENS ROAD
MELBOURNE VIC 3004

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Sold Price **\$3,624,000** Sold Date **05-May-24**

Distance **0km**



1404/20 QUEENS ROAD
MELBOURNE VIC 3004

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Sold Price **\$1,220,000** Sold Date **05-Mar-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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