

## 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

707/77 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$815,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

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

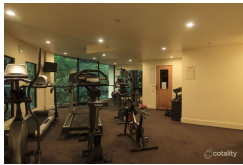
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 607/19 QUEENS ROAD MELBOURNE VIC 3004 | \$865,000 | 12-Jun-25 |
| 304/1 ROY STREET MELBOURNE VIC 3004   | \$815,000 | 25-Jul-25 |
| 701/74 QUEENS ROAD MELBOURNE VIC 3004 | \$710,000 | 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: 18 November 2025



607/19 QUEENS ROAD  
MELBOURNE VIC 3004

2 2 1

Sold Price **\$865,000** Sold Date **12-Jun-25**

Distance **1.45km**



304/1 ROY STREET MELBOURNE  
VIC 3004

2 2 1

Sold Price **\$815,000** Sold Date **25-Jul-25**

Distance **0.71km**



701/74 QUEENS ROAD  
MELBOURNE VIC 3004

2 2 1

Sold Price **\$710,000** Sold Date **25-Jul-25**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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