

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

711/20 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

\$750,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

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

418/20 QUEENS ROAD MELBOURNE VIC 3004	\$900,000	25-Jan-25
2101/56 DORCAS STREET SOUTHBANK VIC 3006	\$805,000	16-Apr-25
3704/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$790,900	09-Sep-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: 20 October 2025



**418/20 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  -

Sold Price **\$900,000** Sold Date **25-Jan-25**

Distance **0km**

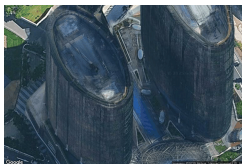


**2101/56 DORCAS STREET
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$805,000** Sold Date **16-Apr-25**

Distance **1.3km**



**3704/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$790,900** Sold Date **09-Sep-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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