Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	801/82 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$750,000 & \$790,000	Range between	\$750,000	&	\$790,000
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Median sale price

Median price	\$510,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	15/09/2024	to	14/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1711/3-5 St Kilda Rd ST KILDA 3182	\$762,000	01/08/2025
2	904/582 St Kilda Rd MELBOURNE 3004	\$780,000	19/07/2025
3	9A/635 St Kilda Rd MELBOURNE 3004	\$760,000	14/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/09/2025 11:14









Indicative Selling Price \$750,000 - \$790,000 Median Unit Price 15/09/2024 - 14/09/2025: \$510,000

Comparable Properties



1711/3-5 St Kilda Rd ST KILDA 3182 (REI)

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Price: \$762,000
Method: Private Sale

Date: 01/08/2025 Property Type: Apartment **Agent Comments**



904/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Agent Comments

Price: \$780,000 **Method:** Auction Sale **Date:** 19/07/2025

Property Type: Apartment

9A/635 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Agent Comments

Price: \$760,000 **Method:** Private Sale **Date:** 14/04/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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