

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

910/14 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

63/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$630,000	28-Jun-25
2310/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$600,000	27-Feb-25
7D/635-643 ST KILDA ROAD MELBOURNE VIC 3004	\$635,000	15-Apr-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: 23 July 2025


**63/333 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 1
  1
  1

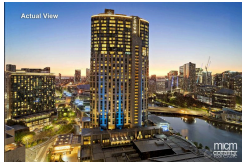
Sold Price

^{RS}
\$630,000

Sold Date

28-Jun-25

Distance

2.12km

**2310/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 1
  1
  1

Sold Price

\$600,000

Sold Date

27-Feb-25

Distance

2.14km

**7D/635-643 ST KILDA ROAD
MELBOURNE VIC 3004**

 1
  1
  1

Sold Price

\$635,000

Sold Date

15-Apr-25

Distance

1.84km
RS = Recent sale

UN = Undisclosed Sale

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