

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 813/77 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 05/08/2023 to 04/08/2024 Source REIV

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	Price	Date of sale
1	504/5 Greeves St ST KILDA 3182	\$675,500	13/07/2024
2	401/25-29 Alma Rd ST KILDA 3182	\$630,000	10/07/2024
3	129/539 St Kilda Rd MELBOURNE 3004	\$640,000	09/07/2024

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 six months.~~

This Statement of Information was prepared on: 05/08/2024 15:20



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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
05/08/2023 - 04/08/2024: \$560,000

Comparable Properties



504/5 Greeves St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$675,500
Method: Auction Sale
Date: 13/07/2024
Property Type: Apartment



401/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 10/07/2024
Property Type: Apartment



129/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$640,000
Method: Private Sale
Date: 09/07/2024
Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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