

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 911/77 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$620,000

&

\$680,000

Median sale price

Median price

\$520,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/01/2025

to

31/12/2025

Source

REA

Comparable property sales

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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
L8 803/603 ST KILDA ROAD, MELBOURNE VIC 3004	\$640,000	19/12/2025
205/6 HIGH STREET, NORTH MELBOURNE VIC 3051	\$625,000	11/12/2025
503/2A HENRY STREET, WINDSOR VIC 3181	\$670,000	09/10/2025

This Statement of Information was prepared on: 22/01/2026