

# 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

16 Queen Street, South Melbourne Vic 3205
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,300,000
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 & 

\$1,430,000
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### Median sale price

Median price 

\$1,817,500
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 Property Type 

House
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 Suburb 

South Melbourne
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Period - From 

01/10/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	50 Thomson St SOUTH MELBOURNE 3205	\$1,341,000	07/12/2024
2	111 Napier St SOUTH MELBOURNE 3205	\$1,310,000	26/09/2024
3	12 Clarendon Pl SOUTH MELBOURNE 3205	\$1,425,000	14/02/2025

**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: 

26/02/2025 10:04
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 2
  1
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2024: \$1,817,500

## Comparable Properties



50 Thomson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

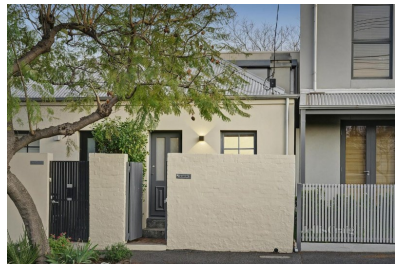
 2
  1
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Price: \$1,341,000

Method:

Date: 07/12/2024

Property Type: House



111 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2
  1
  -

Price: \$1,310,000

Method:

Date: 26/09/2024

Property Type: House



12 Clarendon Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2
  2
  -

Price: \$1,425,000

Method: Private Sale

Date: 14/02/2025

Property Type: House

Account - Cayzer | P: 03 9646 0812



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