

# 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 605/83 Queens Road, Melbourne Vic 3004

### Indicative selling price

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

Range between \$590,000 & \$620,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb Melbourne

Period - From 09/04/2025 to 08/04/2026 Source 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	Price	Date of sale
1	106/15 Queens Rd MELBOURNE 3004	\$625,000	02/04/2026
2	609/442 St Kilda Rd MELBOURNE 3004	\$610,000	25/03/2026
3	637/539 St Kilda Rd MELBOURNE 3004	\$620,000	19/01/2026

**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: 09/04/2026 12:19



 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$590,000 - \$620,000

**Median Unit Price**

09/04/2025 - 08/04/2026: \$515,000

## Comparable Properties



**106/15 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments

 2  
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  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Apartment



**609/442 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2  
  2  
  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Apartment



**637/539 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments

 2  
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**Price:** \$620,000

**Method:** Sale

**Date:** 19/01/2026

**Property Type:** Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999



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