

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

102/74 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Melbourne

Period - From

25/09/2025

to

24/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
702/603 St Kilda Road Melbourne VIC 3004	\$430,000	13/10/2025
1202/594 St Kilda Road Melbourne VIC 3004	\$420,000	07/10/2025
406/74 Queens Road Melbourne VIC 3004	\$416,250	02/03/2026

This Statement of Information was prepared on:

25/03/2026