

# 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 601/12 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 24/04/2025 to 23/04/2026 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	12/485-489 St Kilda Rd MELBOURNE 3004	\$1,125,000	10/02/2026
2	802/14 Queens Rd MELBOURNE 3004	\$1,500,000	23/01/2026
3	423/555 St Kilda Rd MELBOURNE 3004	\$1,127,000	18/11/2025

**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: 24/04/2026 14:21



 3   
  2   
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

24/04/2025 - 23/04/2026: \$510,000

## Comparable Properties



12/485-489 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3   
  1   
  1

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** Apartment



802/14 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** Apartment



423/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,127,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951