

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	809/77 Queens Road, Melbourne, VIC 3004
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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)

Price Range	\$6,000,000	&	\$630,000
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Median sale price

Median price	\$449,000	Property Type	Apartment	Suburb	Melbourne (3004)
Period - From	27/12/2024	to	27/12/2025	Source	www.propertydata.com.au

Comparable property sales

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
1104/77 QUEENS ROAD, MELBOURNE VIC 3004	\$660,000	23/10/2025
904/77 QUEENS ROAD, MELBOURNE VIC 3004	\$668,000	23/02/2024
601/70 QUEENS ROAD, MELBOURNE VIC 3004	\$600,000	08/04/2025

This Statement of Information was prepared on: 27/12/2025