

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 |
|---|---|

Indicative selling price

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

| | | | |
|-------------|-------------|---|-----------|
| Price Range | \$6,000,000 | & | \$630,000 |
|-------------|-------------|---|-----------|

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