

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

1404/20 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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 6 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

43/453 ST KILDA ROAD MELBOURNE VIC 3004	\$1,160,000	22-Dec-24
707/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,120,000	29-May-25
1207/55 QUEENS ROAD MELBOURNE VIC 3004	\$1,155,000	11-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 20 May 2026



**43/453 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$1,160,000** Sold Date **22-Dec-24**

Distance **0.23km**



**707/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$1,120,000** Sold Date **29-May-25**

Distance **0.45km**



**1207/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$1,155,000** Sold Date **11-Feb-26**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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