

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

414/12 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

612/12 QUEENS ROAD MELBOURNE VIC 3004	\$540,000	04-Aug-25
1212/12 QUEENS ROAD MELBOURNE VIC 3004	\$523,000	28-Oct-25
1410/12 QUEENS ROAD MELBOURNE VIC 3004	\$510,000	17-Oct-25

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: 06 January 2026



**612/12 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$540,000** Sold Date **04-Aug-25**

Distance **0km**

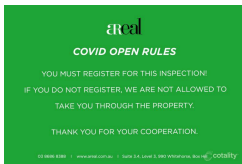


**1212/12 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$523,000** Sold Date **28-Oct-25**

Distance **0km**



**1410/12 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$510,000** Sold Date **17-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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