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	205/74 Queens Road, Melbourne, Vic 3004

Indicative selling price

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

range between $670,000 & $700,000

Median sale price

Median price	$462,500	Property type	*Unit*	Suburb	Melbourne

Period - From	01/01/2026	to	31/03/2026	Source	PropTrack

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
203/77 Queens Road, Melbourne, VIC 3004	$695,000	29/10/2025
612/601 St Kilda Road, Melbourne, VIC 3004	$680,000	31/10/2025
115/181 Fitzroy Street, St Kilda, VIC 3182	$680,000	03/02/2026

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: 14/04/2026