

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

605/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$1,400,000	27-Jan-26
2G/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,325,000	30-Apr-25
65/1-29 ALBERT ROAD MELBOURNE VIC 3004	\$1,400,000	15-May-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: 11 March 2026



**605/505-507 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$1,400,000** Sold Date **27-Jan-26**

Distance **0.49km**



**2G/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$1,325,000** Sold Date **30-Apr-25**

Distance **0.45km**



**65/1-29 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$1,400,000** Sold Date **15-May-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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