

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 912/14 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$480,000 & \$525,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	610/14 Queens Rd MELBOURNE 3004	\$507,500	19/01/2026
2	37/1 Albert Rd MELBOURNE 3004	\$530,000	05/12/2025
3	1/33 Claremont St SOUTH YARRA 3141	\$530,000	26/11/2025

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: 16/02/2026 12:27



1
 1
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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$480,000 - \$525,000
Median Unit Price
 December quarter 2025: \$500,000

Comparable Properties

610/14 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$507,500
Method:
Date: 19/01/2026
Property Type: Unit



37/1 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

1
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 1

Price: \$530,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment



1/33 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1
 1
 1

Price: \$530,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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