

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

917/20 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

\$1,500,000

&

\$1,650,000

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

912/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,620,600	11-Nov-25
6/5 NORTHAMPTON PLACE SOUTH YARRA VIC 3141	\$1,475,000	19-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: 12 March 2026



**912/20 QUEENS ROAD
MELBOURNE VIC 3004**

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Sold Price **\$1,620,600** Sold Date **11-Nov-25**

Distance **0km**



**6/5 NORTHAMPTON PLACE
SOUTH YARRA VIC 3141**

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Sold Price ^{RS} **\$1,475,000** Sold Date **19-Feb-26**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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