

# 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

16 Queen Street, South Melbourne Vic 3205
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,420,000
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### Median sale price

Median price

\$1,817,500
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Property Type

House
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Suburb

South Melbourne
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Period - From

01/10/2024
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to

31/12/2024
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Source

REIV
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### 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	12 Clarendon PI SOUTH MELBOURNE 3205	\$1,425,000	14/02/2025
2	50 Thomson St SOUTH MELBOURNE 3205	\$1,341,000	07/12/2024
3	111 Napier St SOUTH MELBOURNE 3205	\$1,310,000	26/09/2024

**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:

25/03/2025 12:00
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 2
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  1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$1,420,000

**Median House Price**  
 December quarter 2024: \$1,817,500

## Comparable Properties



12 Clarendon Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments

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  2
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**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** House



50 Thomson St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,341,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 105 sqm approx



111 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,310,000  
**Method:** Sold Before Auction  
**Date:** 26/09/2024  
**Property Type:** House (Res)  
**Land Size:** 86 sqm approx

Account - Cayzer | P: 03 9699 5999



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