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

Indicative selling price

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

Single price | $1,420,000

Median sale price

| Median price | $1,817,500 | Property Type | House | Suburb | South Melbourne |

| Period - From | 01/10/2024 | to | 31/12/2024 | 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	12 Clarendon Pl 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

CONSUMER AFFAIRS VICTORIA

CAYZER

2   **1**   **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)

2   **2**   **-**

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

Agent Comments

50 Thomson St SOUTH MELBOURNE 3205 (REI/VG)

2   **1**   **1**

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

Agent Comments

111 Napier St SOUTH MELBOURNE 3205 (REI/VG)

2   **1**   **-**

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

Agent Comments

Account - Cayzer | P: 03 9699 5999