Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	719/55 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 &	\$470,000
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Median sale price

Median price	\$447,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1607/605 St Kilda Rd MELBOURNE 3004	\$450,000	21/05/2025
2	200/632 St Kilda Rd MELBOURNE 3004	\$470,000	30/01/2025
3	611/605 St Kilda Rd MELBOURNE 3004	\$455,000	05/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2025 15:37





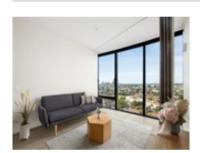




Property Type: Apartment Agent Comments

Indicative Selling Price \$430,000 - \$470,000 Median Unit Price March quarter 2025: \$447,000

Comparable Properties



1607/605 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$450,000 **Method:** Private Sale **Date:** 21/05/2025

Property Type: Apartment

Agent Comments



200/632 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$470,000

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Agent Comments

Method: Private Sale Date: 30/01/2025 Property Type: Unit



611/605 St Kilda Rd MELBOURNE 3004 (REI)

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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Price: \$455,000 Method: Private Sale Date: 05/12/2024 Property Type: House

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Agent Comments





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