

# 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

719/55 Queens Road, Melbourne Vic 3004

### Indicative selling price

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

Range between \$430,000 & \$470,000

### Median sale price

Median price \$447,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2025 to 31/03/2025 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	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 comparable properties 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



1 1 1

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)

Agent Comments

1 1 1

Price: \$450,000  
Method: Private Sale  
Date: 21/05/2025  
Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$470,000  
Method: Private Sale  
Date: 30/01/2025  
Property Type: Unit



611/605 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

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

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



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