

## 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

1505/20 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) (\*Delete single price or range as applicable)

Single Price

\$24,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

Address of comparable property	Price	Date of sale
152/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$2,350,000	21-Aug-24

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: 06 November 2024

OJason SLi  
M 0400361277  
E jli@micm.com.au



**152/333 BEACONSFIELD PARADE  
ST KILDA WEST VIC 3182**

 3  2  2

Sold Price <sup>RS</sup> **\$2,350,000** <sup>UN</sup> Sold Date **21-Aug-24**

Distance **1.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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