

## 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

603/81 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

903/81 QUEENS ROAD MELBOURNE VIC 3004	\$297,000	13-Feb-25
1202B/81 QUEENS ROAD MELBOURNE VIC 3004	\$325,000	05-Dec-24
36/11 MARINE PARADE ST KILDA VIC 3182	\$300,000	12-Nov-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.~~

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**903/81 QUEENS ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$297,000** Sold Date **13-Feb-25**

Distance **0km**

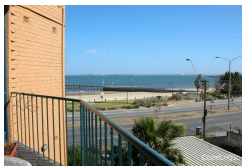


**1202B/81 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price <sup>RS</sup> **\$325,000** <sup>UN</sup> Sold Date **05-Dec-24**

Distance **0km**



**36/11 MARINE PARADE ST KILDA  
VIC 3182**

1 1 1

Sold Price **\$300,000** Sold Date **12-Nov-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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