

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

1211/12 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

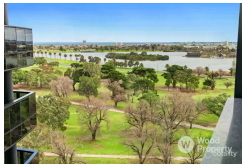
Date of sale

1212/12 QUEENS ROAD MELBOURNE VIC 3004	\$523,000	28-Oct-25
1410/12 QUEENS ROAD MELBOURNE VIC 3004	\$510,000	12-Oct-25
1411/12 QUEENS ROAD MELBOURNE VIC 3004	\$510,000	15-Oct-25

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: 05 November 2025


**1212/12 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS}
\$523,000

Sold Date

28-Oct-25
 2

 1

 1

Distance

0km

**1410/12 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS}
\$510,000

Sold Date

12-Oct-25
 2

 1

 1

Distance

0km

**1411/12 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

Sold Date

15-Oct-25
 2

 1

 1

Distance

0km

**612/12 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

\$540,000

Sold Date

04-Aug-25
 2

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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