

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

4/25 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

101/1-29 ALBERT ROAD MELBOURNE VIC 3004	\$555,000	08-Jul-25
1/641-645 PUNT ROAD SOUTH YARRA VIC 3141	\$590,000	21-May-25
GD/635-643 ST KILDA ROAD MELBOURNE VIC 3004	\$565,000	23-Apr-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: 13 October 2025

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**101/1-29 ALBERT ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$555,000** Sold Date **08-Jul-25**

Distance **0.83km**



**1/641-645 PUNT ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$590,000** Sold Date **21-May-25**

Distance **0.93km**



**GD/635-643 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$565,000** Sold Date **23-Apr-25**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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