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	25/27 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $690,000 & $750,000

Median sale price

Median price $470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/09/2025 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	33/632 St Kilda Rd MELBOURNE 3004	$755,000	29/10/2025
2	53/632 St Kilda Rd MELBOURNE 3004	$695,000	09/09/2025
3	32/100 Commercial Rd SOUTH YARRA 3141	$655,888	10/06/2025

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: 17/11/2025 16:45

25/27 Queens Road, Melbourne Vic 3004



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
September quarter 2025: $470,000

Comparable Properties

33/632 St Kilda Rd MELBOURNE 3004 (REI)

3 2 1

Price: $755,000
Method:
Date: 29/10/2025
Property Type: Apartment

Agent Comments



53/632 St Kilda Rd MELBOURNE 3004 (VG)

3 - -

Price: $695,000
Method: Sale
Date: 09/09/2025
Property Type: Strata Unit/Flat

Agent Comments



32/100 Commercial Rd SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $655,888
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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