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	109/70 Queens Road, Melbourne Vic 3000
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Trainge between \$400,000 \$400,000	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$465,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/10/2024	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

Add	dress of comparable property	Price	Date of sale
1	117/20 Queens Rd MELBOURNE 3004	\$690,000	22/09/2025
2	62/151 Fitzroy St ST KILDA 3182	\$700,000	15/09/2025
3	701/74 Queens Rd MELBOURNE 3004	\$710,000	25/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/11/2025 14:07









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** Year ending September 2025: \$465,000

Comparable Properties

117/20 Queens Rd MELBOURNE 3004 (VG)





Agent Comments

Price: \$690,000 Method: Sale Date: 22/09/2025

Property Type: Subdivided Flat - Single OYO Flat

62/151 Fitzroy St ST KILDA 3182 (VG)

Price: \$700,000 Method: Sale Date: 15/09/2025





Agent Comments

701/74 Queens Rd MELBOURNE 3004 (VG)

Property Type: Strata Flat - Single OYO Flat





Price: \$710,000 Method: Sale Date: 25/07/2025

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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