

# 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

109/70 Queens Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$465,000

Property Type

Unit

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  | 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 comparable properties 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



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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

2 - -

Price: \$690,000  
Method: Sale  
Date: 22/09/2025  
Property Type: Subdivided Flat - Single OYO Flat



62/151 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$700,000  
Method: Sale  
Date: 15/09/2025  
Property Type: Strata Flat - Single OYO Flat



701/74 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$710,000  
Method: Sale  
Date: 25/07/2025  
Property Type: Subdivided Flat - Single OYO Flat

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