

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

39/32 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$580,000

&

\$610,000

Median sale price

Median price \$488,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to 30/06/2025

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	10/32 Queens Rd MELBOURNE 3004	\$612,000	27/06/2025
2	14/32 Queens Rd MELBOURNE 3004	\$595,000	02/06/2025
3	13 Park Pl SOUTH MELBOURNE 3205	\$615,000	02/05/2025

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:

30/07/2025 08:33



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

June quarter 2025: \$488,000

Comparable Properties



10/32 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: \$612,000

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment

Agent Comments

Same complex, 2 x bed, 1 x bath, 1 x car



14/32 Queens Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: \$595,000

Method: Private Sale

Date: 02/06/2025

Property Type: Apartment

Agent Comments

Same Complex, 2 x bed, 1 x bath, 1 x car



13 Park PI SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: \$615,000

Method: Private Sale

Date: 02/05/2025

Property Type: Apartment

Agent Comments

Period style apartment, small complex, within 1.69km from subject property