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	414/12 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	$470,000	&	$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2025	to	31 Jul 2026	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
1410/12 QUEENS ROAD MELBOURNE VIC 3004	$510,000	17-Oct-25
610/14 QUEENS ROAD MELBOURNE VIC 3004	$507,500	19-Jan-26
912/14 QUEENS ROAD MELBOURNE VIC 3004	$470,000	11-May-26

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: 18 August 2026

Di Zhu
M 0410911167
E di.zhu@hockingstuart.com



1410/12 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$510,000** Sold Date **17-Oct-25**

Distance **0km**



610/14 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$507,500** Sold Date **19-Jan-26**

Distance **0.03km**



912/14 QUEENS ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$470,000** Sold Date **11-May-26**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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