

# 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

411/1 Roy Street, Melbourne Vic 3004

### Indicative selling price

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

Range between \$650,000 & \$715,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	1104/77 Queens Rd MELBOURNE 3004	\$660,000	23/10/2025
2	603/12 Queens Rd MELBOURNE 3004	\$700,000	02/02/2026
3	1005/74 Queens Rd MELBOURNE 3004	\$750,000	13/11/2025

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:

03/03/2026 16:09



 2
  2
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

December quarter 2025: \$500,000

## Comparable Properties



1104/77 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 23/10/2025

**Property Type:** Apartment



603/12 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** Apartment



1005/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2
  2
  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999



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