

# 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 2608/50 Albert Road, South Melbourne

### Indicative selling price

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

Range between \$400,000 & \$440,000

### Median sale price

Median price \$585,000 Property type Unit Suburb South Melbourne  
Period - From 01/10/2024 to 30/12/2024 Source REIV

### Comparable property sales

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
2208/50 Albert Road, South Melbourne	\$440,000	16/12/2024
507/400 St Kilda Road, Melbourne	\$425,000	04/12/2024
178/100 Kavanagh Street, Southbank	\$418,000	20/11/2024

This Statement of Information was prepared on: 25 January 2025