

# 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

906/2-14 Albert Road, South Melbourne Vic 3205

### Indicative selling price

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

Single price

\$660,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2022

to

30/09/2023

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	1513/1 Queens Rd MELBOURNE 3004	\$660,000	09/08/2023
2	3004/241 City Rd SOUTHBANK 3006	\$660,000	26/06/2023
3	3/278 Domain Rd SOUTH YARRA 3141	\$659,000	21/06/2023

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:

16/11/2023 11:30



1 -

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$660,000

**Median Unit Price**  
Year ending September 2023: \$600,000

## Comparable Properties



**1513/1 Queens Rd MELBOURNE 3004 (VG)**

**Agent Comments**

1 - -

**Price:** \$660,000  
**Method:** Sale  
**Date:** 09/08/2023  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**3004/241 City Rd SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 26/06/2023  
**Property Type:** Apartment



**3/278 Domain Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$659,000  
**Method:** Sold Before Auction  
**Date:** 21/06/2023  
**Property Type:** Unit

**Account** - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545