

## 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

2209/50 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,070

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

701/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$670,000	24-Apr-25
1406/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$675,000	26-Mar-25
801/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$650,000	06-Apr-25

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: 07 July 2025



## 701/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$670,000** Sold Date **24-Apr-25**

Distance **0.2km**



## 1406/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$675,000** Sold Date **26-Mar-25**

Distance **0.2km**



## 801/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$650,000** Sold Date **06-Apr-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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