

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

2511/50 Albert Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$540,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2024

to 30/09/2025

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.

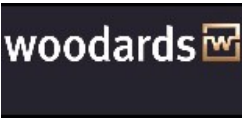
	Address of comparable property	Price	Date of sale
1	1514/50 Albert Rd SOUTH MELBOURNE 3205	\$500,000	30/08/2025
2	1813/39 Coventry St SOUTHBANK 3006	\$530,000	09/07/2025
3	1103/28 Bank St SOUTH MELBOURNE 3205	\$575,000	30/06/2025

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:

20/10/2025 15:20



Property Type:
Agent Comments

Indicative Selling Price
\$540,000
Median Unit Price
Year ending September 2025: \$465,000

Comparable Properties



1514/50 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment



1813/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment



1103/28 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment

