

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

3C/18 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$621,500

Property Type Unit

Suburb South Melbourne

Period - From 24/08/2025

to

23/08/2026

Source Property Data

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	111/360 St Kilda Rd MELBOURNE 3004	\$1,050,000	01/07/2026
2	9/81 Palmerston Cr SOUTH MELBOURNE 3205	\$1,080,000	02/06/2026
3	2207/60 Dorcas St SOUTHBANK 3006	\$1,150,000	07/05/2026

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:

24/08/2026 10:42



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

24/08/2025 - 23/08/2026: \$621,500

Comparable Properties



111/360 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Private Sale

Date: 01/07/2026

Property Type: Apartment



9/81 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 1

Price: \$1,080,000

Method: Private Sale

Date: 02/06/2026

Property Type: Apartment

2207/60 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,150,000

Method: Sale

Date: 07/05/2026

Property Type: Flat/Unit/Apartment (Res)