## 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	615/35 Albert Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$600,000

### Median sale price

Median price \$469,000	Pro	pperty Type Uni	t	Sı	uburb	Melbourne
Period - From 01/07/2024	to	30/06/2025	Sou	ırce Ri	EIV	

## 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

Address of comparable property		Price	Date of sale
1	1213/35 Albert Rd MELBOURNE 3004	\$625,000	12/04/2025
2	612/35 Albert Rd MELBOURNE 3004	\$590,000	07/03/2025
3	1215/35 Albert Rd MELBOURNE 3004	\$635,000	17/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2025 10:53

