

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

905/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 11/06/2024 to 10/06/2025 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	416/35 Albert Rd MELBOURNE 3004	\$618,000	18/02/2025
2	1906/38 Albert Rd SOUTH MELBOURNE 3205	\$745,000	02/02/2025
3	2108/38 Albert Rd SOUTH MELBOURNE 3205	\$670,000	07/01/2025

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:

11/06/2025 11:35



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
11/06/2024 - 10/06/2025: \$600,000

Comparable Properties



416/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$618,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment



1906/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 02/02/2025
Property Type: Apartment



2108/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 07/01/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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