

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

2104/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$640,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2026 to 30/06/2026 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	1705/38 Albert Rd SOUTH MELBOURNE 3205	\$610,000	22/06/2026
2	2305/38 Albert Rd SOUTH MELBOURNE 3205	\$730,000	11/05/2026
3	1004/2 Albert Rd SOUTH MELBOURNE 3205	\$633,000	21/04/2026

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:

20/08/2026 20:44



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

June quarter 2026: \$640,000

Comparable Properties



1705/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 22/06/2026

Property Type: Apartment

Land Size: 81 sqm approx

2305/38 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$730,000

Method: Sale

Date: 11/05/2026

Property Type: Subdivided Flat - Single OYO Flat

1004/2 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$633,000

Method: Sale

Date: 21/04/2026

Property Type: Subdivided Flat - Single OYO Flat