

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

1702/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$615,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2025 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	1210/152 Sturt St SOUTHBANK 3006	\$450,000	05/05/2026
2	1607/35 Albert Rd MELBOURNE 3004	\$450,000	28/04/2026
3	510/67 Stead St SOUTH MELBOURNE 3205	\$442,500	02/04/2026

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:

22/07/2026 15:49



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending June 2026: \$615,000

Comparable Properties



1210/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



1607/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment



510/67 Stead St SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$442,500

Method: Sale

Date: 02/04/2026

Property Type: Subdivided Flat - Single OYO Flat

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