

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

1801/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$599,000 Property Type Unit Suburb South Melbourne

Period - From 26/11/2024 to 25/11/2025 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	807/163 City Rd SOUTHBANK 3006	\$600,000	19/11/2025
2	1611/35 Albert Rd MELBOURNE 3004	\$597,000	18/08/2025
3	226/88 Kavanagh St SOUTHBANK 3006	\$580,000	22/07/2025

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:

26/11/2025 13:58



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
26/11/2024 - 25/11/2025: \$599,000

Comparable Properties



807/163 City Rd SOUTHBANK 3006 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment



1611/35 Albert Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$597,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment



226/88 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment
Land Size: 74 sqm approx

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



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