

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

1505/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb South Melbourne

Period - From 01/07/2025

to

30/09/2025

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	806/118 Kavanagh St SOUTHBANK 3006	\$608,000	05/12/2025
2	809/85 Market St SOUTH MELBOURNE 3205	\$610,777	18/10/2025
3	905/38 Albert Rd SOUTH MELBOURNE 3205	\$600,000	21/07/2025

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:

09/12/2025 13:29



2
 2
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2025: \$630,000

Comparable Properties



806/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2
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 1

Price: \$608,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



809/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 2
 1

Price: \$610,777

Method: Auction Sale

Date: 18/10/2025

Property Type: Apartment

Land Size: 90 sqm approx



905/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment

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