

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

65/1 Albert Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

23/10/2024

to

23/04/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1105/469 St Kilda Rd, Melbourne Vic	\$1,435,000	06/11/2024
94/1 Albert Rd, Melbourne Vic	\$1,670,000	05/12/2024

This Statement of Information was prepared on:

24/04/2025