

# 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

7/164 Albert Road, South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$660,000

### Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Melbourne

Period - From

18/04/2025

to

17/10/2025

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
125 Park St, South Melbourne Vic	\$680,000	02/08/2025
20a Napier St, SOUTH MELBOURNE Vic	\$650,000	29/07/2025

This Statement of Information was prepared on:

18/10/2025