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	1703/2-14 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $585,000 Property Type Unit Suburb South Melbourne

Period - From 30/04/2025 to 29/10/2025 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
1603/2-14 Albert Rd, South Melbourne Vic	$1,515,000	07/10/2025
84/1 Albert Rd, Melbourne Vic	$1,550,000	09/05/2025

This Statement of Information was prepared on: 30/10/2025