

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

407/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

408/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$528,000	29-Aug-25
112/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$500,000	07-Aug-25
1305/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$612,000	09-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025



**408/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price

\$528,000

Sold Date **29-Aug-25**

Distance

0km



**112/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 1

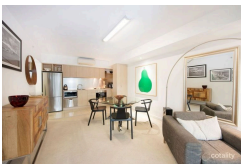
Sold Price

\$500,000

Sold Date **07-Aug-25**

Distance

0km



**1305/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price

\$612,000

Sold Date **09-Nov-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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