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	701/2-14 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	$599,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Sep 2025	to	31 Aug 2026	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
1004/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$633,000	21-Apr-26
304/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$618,000	01-Apr-26

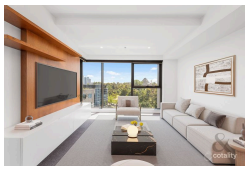
OR

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: 29 September 2026

& AMPERSAND

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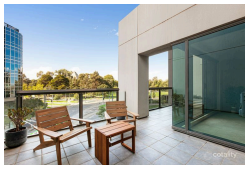


1004/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **$633,000** Sold Date **21-Apr-26**

Distance **0km**



304/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price **$618,000** Sold Date **01-Apr-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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