

# 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

84/1 Albert Road, Melbourne VIC 3004

### Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2024

to

31/03/2025

Source

pdol

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
92/350 St Kilda Rd, Melbourne Vic	\$1,600,000	06/01/2025
94/1 Albert Rd, Melbourne Vic	\$1,670,000	05/12/2024
2403/368 St Kilda Rd, Melbourne Vic	\$1,600,000	12/11/2024

This Statement of Information was prepared on:

02/04/2025