

# 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

3C/18 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)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$621,500

Property Type Unit

Suburb South Melbourne

Period - From 24/08/2025

to

23/08/2026

Source Property Data

### 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 agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property          | Price       | Date of sale |
|---|-----------------------------------------|-------------|--------------|
| 1 | 111/360 St Kilda Rd MELBOURNE 3004      | \$1,050,000 | 01/07/2026   |
| 2 | 9/81 Palmerston Cr SOUTH MELBOURNE 3205 | \$1,080,000 | 02/06/2026   |
| 3 | 2207/60 Dorcas St SOUTHBANK 3006        | \$1,150,000 | 07/05/2026   |

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 six months.~~

This Statement of Information was prepared on:

24/08/2026 10:42



3 2 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

24/08/2025 - 23/08/2026: \$621,500

## Comparable Properties



**111/360 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 01/07/2026

**Property Type:** Apartment



**9/81 Palmerston Cr SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 02/06/2026

**Property Type:** Apartment

**2207/60 Dorcas St SOUTHBANK 3006 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,150,000

**Method:** Sale

**Date:** 07/05/2026

**Property Type:** Flat/Unit/Apartment (Res)