

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

709/2-14 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

412/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$540,000	22-Sep-25
1009/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$560,000	04-Aug-25
1611/35 ALBERT ROAD MELBOURNE VIC 3004	\$597,000	18-Aug-25

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: 01 October 2025

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412/52 PARK STREET SOUTH
MELBOURNE VIC 3205

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **22-Sep-25**

Distance **0.19km**



1009/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205

 2  1  1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **04-Aug-25**

Distance **0km**



1611/35 ALBERT ROAD
MELBOURNE VIC 3004

 2  1  1

Sold Price ^{RS} **\$597,000** Sold Date **18-Aug-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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