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	1801/2 Albert Road, South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$1,750,000

Median sale price

Median price	$580,000	Property Type	Unit	Suburb	South Melbourne
Period - From	08/03/2025	to	07/09/2025	Source	pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1002/15 Queens Rd, Melbourne Vic	$2,000,000	12/04/2025
1002/454 St Kilda Rd, Melbourne Vic	$1,850,000	11/07/2025

This Statement of Information was prepared on: 08/09/2025