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	2614/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $605,000 Property Type Unit Suburb South Melbourne

Period - From 02/10/2024 to 01/10/2025 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	906/163 City Rd SOUTHBANK 3006	$525,000	22/09/2025
2	207/79 Market St SOUTH MELBOURNE 3205	$540,000	12/08/2025
3	612/12 Queens Rd MELBOURNE 3004	$540,000	04/08/2025

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: 02/10/2025 12:48

2614/50 Albert Road, South Melbourne Vic 3205

THE AGENCY

Adrian Wood
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0404 861 508
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2 1 1

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
02/10/2024 - 01/10/2025: $605,000

Comparable Properties



906/163 City Rd SOUTHBANK 3006 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments



207/79 Market St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments



612/12 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

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