Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	711/35 Albert Road, Melbourne, 3004

Indicative selling price

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

Single price		or range between	$540,000.00	&	$590,000.00

Median sale price

Median price	$478,888.00	Property type	Unit/Apartment, Storage Cage	Suburb	MELBOURNE
Period - From	Jan 2026	to	Mar 2026	Source	REIV

Comparable property sales

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
75/88 Park St SOUTH MELBOURNE 3205	$585,000.00	18/03/2026
1801/38 Albert Rd SOUTH MELBOURNE 3205	$560,000.00	14/01/2026
106/28 Bank St SOUTH MELBOURNE 3205	$580,000.00	12/01/2026

This Statement of Information was prepared on: Tuesday 26th May 2026