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	1a Albion Street, South Yarra VIC 3141

Indicative selling price

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

Range between $1,645,000 & $1,685,000

Median sale price

Median price $2,162,000 Property Type House Suburb South Yarra

Period - From 24/12/2025 to 23/06/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22a Commercial Rd, Prahran Vic	$1,700,000	14/05/2026
56 Moore St, SOUTH YARRA Vic	$1,820,000	18/04/2026
3a Nicholson St, South Yarra Vic	$1,750,000	06/03/2026

This Statement of Information was prepared on: 24/06/2026