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	909/2 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $600,500 Property Type Unit Suburb South Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

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	1601/56 Dorcas St SOUTHBANK 3006	$666,000	09/08/2023
2	41/63 Dorcas St SOUTH MELBOURNE 3205	$630,000	27/07/2023
3	1301/450 St Kilda Rd MELBOURNE 3004	$620,000	14/09/2023

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: 27/09/2023 10:48

909/2 Albert Road, South Melbourne Vic 3205

James Burne
9520 9020
0434 288 066
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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
June quarter 2023: $600,500

Comparable Properties

1601/56 Dorcas St SOUTHBANK 3006 (VG)

2 - -

Price: $666,000
Method: Sale
Date: 09/08/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



41/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment

Agent Comments



1301/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 14/09/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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