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: 1705/35 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Range between: $2,100,000 & $2,300,000

Median sale price

Median price: $488,000 Property Type: Unit Suburb: Melbourne

Period - From: 01/04/2025 to: 30/06/2025 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	112/350 St Kilda Rd MELBOURNE 3004	$2,151,000	17/06/2025
2	5105/1 Queensbridge Sq SOUTHBANK 3006	$2,370,000	16/05/2025
3			

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: 19/08/2025 10:28

1705/35 Albert Road, Melbourne Vic 3004



Property Type:
Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median Unit Price
June quarter 2025: $488,000

Comparable Properties



112/350 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Price: $2,151,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

Agent Comments



5105/1 Queensbridge Sq SOUTHBANK 3006 (REI)

3 2 2

Price: $2,370,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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