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	408/2-14 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $581,000 Property Type Unit Suburb South Melbourne

Period - From 12/02/2025 to 11/08/2025 Source core_logic

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
235/416 St Kilda Road Melbourne VIC 3004	$515,000	29/04/2025
29/39 Dorcas Street South Melbourne VIC 3205	$531,666	25/03/2025
902A/582 St Kilda Road Melbourne VIC 3004	$533,000	22/03/2025

This Statement of Information was prepared on: 12/08/2025