

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

304 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$2,450,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2023

to

30/09/2024

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	17 Mills St ALBERT PARK 3206	\$2,480,000	10/08/2024
2	63 Bridport St SOUTH MELBOURNE 3205	\$2,130,000	19/06/2024
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:

28/10/2024 13:01



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,450,000

Median House Price

Year ending September 2024: \$1,565,000

Comparable Properties



17 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 1 1

Price: \$2,480,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 150 sqm approx



63 Bridport St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 1 -

Price: \$2,130,000

Method: Sold Before Auction

Date: 19/06/2024

Property Type: House (Res)

Land Size: 130 sqm approx

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.

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