

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

2/352 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$640,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2026 to 30/06/2026 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	9/49 Patterson St MIDDLE PARK 3206	\$687,500	28/07/2026
2	3/41 Longmore St ST KILDA WEST 3182	\$690,000	16/07/2026
3	8/41 Longmore St ST KILDA WEST 3182	\$690,000	16/07/2026

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:

03/08/2026 14:44



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2026: \$640,000

Comparable Properties



9/49 Patterson St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$687,500

Method: Private Sale

Date: 28/07/2026

Property Type: Apartment



3/41 Longmore St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 -

Price: \$690,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



8/41 Longmore St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 -

Price: \$690,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment