

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 711/35 Albert Road, Melbourne, 3004

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$560,000.00 &  \$610,000.00

**Median sale price**

Median price  \$510,000.00 Property type  Unit/Apartment,  
 Storage Cage Suburb  MELBOURNE  
 Period  Apr 2025 to  Apr 2026 Source  Property Data  
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 From

**Comparable property sales**

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
75/88 Park St SOUTH MELBOURNE 3205	\$585,000.00	18/03/2026
1801/38 Albert Rd SOUTH MELBOURNE 3205	\$560,000.00	14/01/2026
115/88 Park St SOUTH MELBOURNE 3205	\$595,000.00	15/12/2025

This Statement of Information was prepared on:  Monday 20th April 2026