

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

356 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,752,000

Property Type House

Suburb South Melbourne

Period - From 01/01/2025

to 31/12/2025

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	28 Ferrars PI SOUTH MELBOURNE 3205	\$1,965,000	09/12/2025
2			
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:

28/01/2026 16:32

Nicholas Hoo
9832 1159
0435 728 272

nicholas.hoo@marshallwhite.com.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending December 2025: \$1,752,000



Property Type:
Agent Comments

Comparable Properties



28 Ferrars PI SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,965,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)

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.