

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

1512/35 ALBERT ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

1216/35 ALBERT ROAD MELBOURNE VIC 3004	\$650,000	15-Dec-25
308/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$740,000	22-Jan-26
801/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$650,000	06-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 17 February 2026



**1216/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

^{RS} **\$650,000**

Sold Date

15-Dec-25

Distance

0km



**308/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

 2  2  1

Sold Price

^{RS} **\$740,000**

Sold Date

22-Jan-26

Distance

0.07km



**801/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$650,000

Sold Date

06-Apr-25

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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