

# 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

145/1 Albert Road, Melbourne VIC 3004

### Indicative selling price

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

Range between

\$3,300,000

&

\$3,500,000

### Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

02/10/2025

to

01/04/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1606/368 St Kilda Rd, Melbourne Vic	\$3,600,000	02/10/2025
1806/368 St Kilda Rd, Melbourne Vic	\$3,850,000	18/02/2026
77/485 St Kilda Rd, Melbourne Vic	\$3,700,000	02/12/2025

This Statement of Information was prepared on:

02/04/2026