

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

811/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

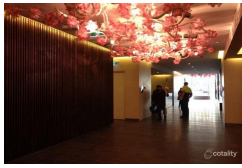
| | | |
|--|-----------|-----------|
| 2514/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205 | \$510,000 | 13-Nov-25 |
| 2511/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205 | \$540,000 | 18-Nov-25 |
| 1514/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205 | \$500,000 | 30-Aug-25 |

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: 06 March 2026

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**2514/50 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$510,000** Sold Date **13-Nov-25**

Distance **0km**



**2511/50 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$540,000** Sold Date **18-Nov-25**

Distance **0km**



**1514/50 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$500,000** Sold Date **30-Aug-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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