

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 807/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$587,500 Property Type Unit 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	508/38 Bank St SOUTH MELBOURNE 3205	\$415,000	20/10/2025
2	16/39 Dorcas St SOUTH MELBOURNE 3205	\$450,000	20/01/2026
3	907/148 Wells St SOUTH MELBOURNE 3205	\$455,000	19/01/2026

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: 03/03/2026 15:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
Year ending December 2025: \$587,500

Comparable Properties

508/38 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$415,000
Method:
Date: 20/10/2025
Property Type: Apartment



16/39 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment



907/148 Wells St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222