

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

304/2 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$580,000

&

\$625,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Melbourne

Period - From

28/05/2025

to

27/11/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 904/2 Albert Rd, South Melbourne Vic | \$618,500 | 28/05/2025 |
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This Statement of Information was prepared on:

28/11/2025