

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

Range between

\$3,600,000

&

\$3,850,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

27/08/2025

to

26/02/2026

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:

27/02/2026