

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

1607/35 ALBERT ROAD MELBOURNE VIC 3004

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

\$435,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

1405/35 ALBERT ROAD MELBOURNE VIC 3004	\$460,000	22-Oct-24
1510/35 ALBERT ROAD MELBOURNE VIC 3004	\$410,000	13-Mar-25
807/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$455,000	12-Mar-26

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: 08 April 2026



**1405/35 ALBERT ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$460,000** Sold Date **22-Oct-24**

Distance **0km**



**1510/35 ALBERT ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$410,000** Sold Date **13-Mar-25**

Distance **0km**



**807/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price ^{RS} **\$455,000** Sold Date **12-Mar-26**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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