

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

2/2 Albert Street, St Kilda VIC 3182

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

St Kilda

Period - From

19/11/2025

to

18/05/2026

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
309/22-24 Pakington St St Kilda	\$730,000	18/04/2026
22/343 Beaconsfield Pde, St Kilda West Vic	\$735,000	09/02/2026
21/343-346 Beaconsfield Pde, St Kilda West Vic	\$715,000	15/12/2025

This Statement of Information was prepared on:

20/05/2026