

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

2/352 Albert Road, South Melbourne Vic 3205

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

\$640,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/04/2026

to

30/06/2026

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	11/109 Nimmo St MIDDLE PARK 3206	\$750,000	09/04/2026
2	10/168 Victoria Av ALBERT PARK 3206	\$722,000	12/03/2026
3	190 Bank St SOUTH MELBOURNE 3205	\$740,000	06/02/2026

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:

09/07/2026 14:57



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
June quarter 2026: \$640,000

Comparable Properties



11/109 Nimmo St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment



10/168 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments



Price: \$722,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment



190 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment