

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

2105/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb South Melbourne

Period - From 01/01/2025

to 31/12/2025

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	224/499 St Kilda Rd MELBOURNE 3004	\$1,425,000	09/12/2025
2			
3			

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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
Year ending December 2025: \$587,500

Comparable Properties



224/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,425,000
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment
Land Size: 6089 sqm approx

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.