

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

2306/38 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

South Melbourne

Period - From

02/03/2026

to

01/09/2026

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 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
1206/32 Palmerston Crescent South Melbourne VIC 3205	\$1,200,000	27/05/2026
1108/450 St Kilda Road Melbourne VIC 3004	\$1,185,000	23/07/2026
2207/60 Dorcas Street Southbank VIC 3006	\$1,150,000	07/05/2026

This Statement of Information was prepared on:

02/09/2026