

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

3/184 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$800,000 & \$830,000

Median sale price

Median price \$618,650 Property Type Unit Suburb South Melbourne

Period - From 27/03/2025 to 26/03/2026 Source Property Data

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	1/333 Coventry St SOUTH MELBOURNE 3205	\$798,000	15/02/2026
2	2710/50 Albert Rd SOUTH MELBOURNE 3205	\$850,000	12/02/2026
3	9/333 Coventry St SOUTH MELBOURNE 3205	\$805,000	25/01/2026

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:

27/03/2026 13:52



2 2 0

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$830,000
Median Unit Price
27/03/2025 - 26/03/2026: \$618,650

Comparable Properties



1/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$798,000
Method: Private Sale
Date: 15/02/2026
Property Type: Apartment



2710/50 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 2

Price: \$850,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment



9/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$805,000
Method: Private Sale
Date: 25/01/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500