

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

3C/18 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

&

\$1,210,000

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.

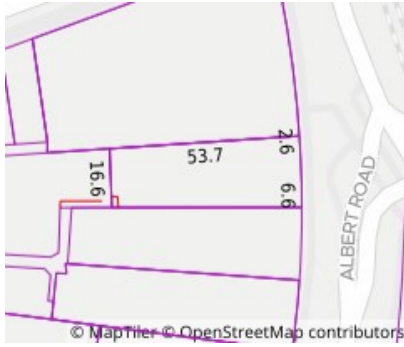
	Address of comparable property	Price	Date of sale
1	512/32 Palmerston Cr SOUTH MELBOURNE 3205	\$1,210,000	15/06/2026
2	77/418 St Kilda Rd MELBOURNE 3004	\$1,220,000	25/02/2026
3	12/485-489 St Kilda Rd MELBOURNE 3004	\$1,125,000	10/02/2026

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:

28/07/2026 16:13



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

June quarter 2026: \$640,000

Comparable Properties

512/32 Palmerston Cr SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$1,210,000

Method: Sale

Date: 15/06/2026

Property Type: Subdivided Flat - Single OYO Flat



77/418 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$1,220,000

Method: Sale

Date: 25/02/2026

Property Type: Subdivided Flat - Single OYO Flat



12/485-489 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment