

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 711/35 Albert Road, Melbourne, 3004

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
Period - to Source

Comparable property sales

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
39/32 Queens Rd MELBOURNE 3004	\$597,000.00	21/08/2025
1611/35 Albert Rd MELBOURNE 3004	\$597,000.00	18/08/2025
406/79 Market St SOUTH MELBOURNE 3205	\$600,000.00	11/08/2025

This Statement of Information was prepared on: