

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

9/44 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

South Yarra

Period - From

04/09/2025

to

03/09/2026

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	8/11 Donald St PRAHRAN 3181	\$450,200	20/07/2026
2	5/2 May Gr SOUTH YARRA 3141	\$450,000	27/04/2026
3	5/115 York St PRAHRAN 3181	\$450,000	19/03/2026

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:

04/09/2026 15:42



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

04/09/2025 - 03/09/2026: \$555,000

Comparable Properties



8/11 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$450,200

Method: Private Sale

Date: 20/07/2026

Property Type: Apartment



5/2 May Gr SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$450,000

Method: Private Sale

Date: 27/04/2026

Property Type: Apartment



5/115 York St PRAHRAN 3181 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$450,000

Method: Private Sale

Date: 19/03/2026

Property Type: Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455