

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

1513/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 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 6 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

906A/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	02-Dec-25
1106/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$320,000	22-Jan-26
1912/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$360,000	20-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 06 March 2026



**906A/22 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$340,000** Sold Date **02-Dec-25**

Distance **0.46km**



**1106/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

 1  1  -

Sold Price **\$320,000** Sold Date **22-Jan-26**

Distance **0.23km**



**1912/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$360,000** Sold Date **20-Nov-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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