

# 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

2502/50 Albert Road, South Melbourne, Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$430,000

&

\$470,000

### Median sale price

Median price

\$613,500

Property type

Unit

Suburb

South Melbourne

Period - From

01/03/2026

to

31/05/2026

Source



### 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
807/50 Albert Road, South Melbourne, VIC 3205	\$455,000	12/03/2026
907/38 Albert Road, South Melbourne, VIC 3205	\$495,000	06/05/2026
903/38 Albert Road, South Melbourne, VIC 3205	\$495,000	27/01/2026

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: 04/06/2026