

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

1/59 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 08/07/2024 to 07/07/2025 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	307/23 Queens Rd MELBOURNE 3004	\$630,000	30/05/2025
2	8/7 The Avenue WINDSOR 3181	\$615,000	15/03/2025
3	5/382 Toorak Rd SOUTH YARRA 3141	\$592,000	03/03/2025

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:

08/07/2025 14:32



2
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

08/07/2024 - 07/07/2025: \$580,000

Comparable Properties



307/23 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



8/7 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$615,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment



5/382 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 1
 1

Price: \$592,000

Method: Private Sale

Date: 03/03/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140