Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24/70 Albert Road, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$700,000		&		\$750,000				
Median sale p									
Median price	\$581,000	Pro	operty Type	Unit			Suburb	South Melbourne	
Period - From	01/04/2025	to	30/06/2025		So	urce	REIV		

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.

Add	Iress of comparable property	Price	Date of sale
1	508/8 Bowen Cr MELBOURNE 3004	\$730,000	08/05/2025
2	907/1 Roy St MELBOURNE 3004	\$715,000	07/02/2025
3	1906/38 Albert Rd SOUTH MELBOURNE 3205	\$745,000	02/02/2025

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:

22/07/2025 15:08



LYNCHS





Property Type: Apartment Land Size: 110 sqm approx Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** June quarter 2025: \$581,000

Comparable Properties



2 2 Price: \$730,000

Method: Private Sale Date: 08/05/2025 Property Type: Apartment

907/1 Roy St MELBOURNE 3004 (REI/VG)

508/8 Bowen Cr MELBOURNE 3004 (REI/VG)

1

2 2 2

Price: \$715,000

Method: Private Sale Date: 07/02/2025 Property Type: Apartment Land Size: 110 sqm approx

1906/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

2 2

1

Agent Comments

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Price: \$745,000 Method: Private Sale Date: 02/02/2025 Property Type: Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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