

## Residential Development Victoria

### THE ALBERTINE, 31 QUEENS ROAD MELBOURNE, VIC



The Albertine is a permit approved site with park frontage and CBD/park views situated in Melbourne's city fringe. Mirvac Design has re-imagined the space to include 98 luxury apartments benefiting from several resident amenities including resident's pool, spa, gym, sauna, lounge, secret garden and elevated dining/lounge 'The Elysium Room' with expansive views over Albert Park Lake. The Albertine was launched to market in mid-2023.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-22
LOCATION	Melbourne
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$198.9m
TOTAL LOTS <sup>1</sup>	98
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties