



## Residential Development

# Victoria

## THE ALBERTINE, 31 QUEENS ROAD

BUNURONG COUNTRY

Melbourne, VIC



The Albertine is a boutique residential development with park frontage and striking CBD and park views, located in Melbourne's City Fringe. Mirvac Design has reimagined the previously endorsed Plus Architecture plans to deliver 98 luxury apartments, complemented by a suite of resident amenities including a pool, spa, gym, sauna, lounge, secret garden, and the elevated dining and lounge space, The Elysium Room, offering sweeping views of Albert Park Lake. The project launched to market in mid-2023, with main construction works commencing in mid-to-late 2024. The first level of apartments were energised in November 2025, internal fit-out works are progressing well, with settlements on track to begin in early 2026.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-22
LOCATION	Melbourne
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$208.5m
TOTAL LOTS <sup>1</sup>	98
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY27
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.