

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

57 ASHWORTH STREET ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,440,000

Property type

House

Suburb

Albert Park

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

72 REED STREET ALBERT PARK VIC 3206	\$1,740,000	23-Nov-25
170 DANKS STREET ALBERT PARK VIC 3206	\$1,800,000	06-Sep-25

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 6 months.

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**72 REED STREET ALBERT PARK
VIC 3206**

3 1 1

Sold Price

\$1,740,000

Sold Date **23-Nov-25**

Distance **0.52km**



**170 DANKS STREET ALBERT PARK
VIC 3206**

3 2 1

Sold Price

\$1,800,000

Sold Date **06-Sep-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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