

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
176 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price	\$2,425,000	Property Type	House	Suburb	Albert Park
Period - From	01/10/2024	to	30/09/2025	Source	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.~~

Address of comparable property		Price	Date of sale
1	26 Finlay St ALBERT PARK 3206	\$2,012,000	19/08/2025
2	22 Glover St SOUTH MELBOURNE 3205	\$1,995,000	19/05/2025
3			

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:

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Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000

Median House Price

Year ending September 2025: \$2,425,000

Comparable Properties



26 Finlay St ALBERT PARK 3206 (REI/VG)



Price: \$2,012,000
Method: Sold Before Auction
Date: 19/08/2025
Property Type: House (Res)
Land Size: 131 sqm approx

Agent Comments

22 Glover St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$1,995,000
Method: Private Sale
Date: 19/05/2025
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999