

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

45 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Albert Park

Period - From

01/07/2025

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	64 Page St ALBERT PARK 3206	\$2,600,000	31/07/2025
2	12 Danks St ALBERT PARK 3206	\$2,440,000	04/07/2025
3	23 Wright St MIDDLE PARK 3206	\$2,465,000	23/05/2025

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:

15/10/2025 08:49

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

September quarter 2025: \$2,550,000



3 3 0

Property Type: House

Agent Comments

Comparable Properties



64 Page St ALBERT PARK 3206 (VG)

Agent Comments

3 - -

Price: \$2,600,000

Method: Sale

Date: 31/07/2025

Property Type: House - Attached House N.E.C.

Land Size: 160 sqm approx



12 Danks St ALBERT PARK 3206 (VG)

Agent Comments

3 - -

Price: \$2,440,000

Method: Sale

Date: 04/07/2025

Property Type: House - Attached House N.E.C.

Land Size: 144 sqm approx



23 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

3 3 1

Price: \$2,465,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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