

# 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

139 Mills Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,750,000

### Median sale price

Median price \$2,492,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 to 31/03/2026 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	177 Canterbury Rd MIDDLE PARK 3206	\$3,900,000	09/03/2026
2	125 Richardson St ALBERT PARK 3206	\$3,910,000	23/02/2026
3	156 Kerferd Rd ALBERT PARK 3206	\$3,350,000	29/11/2025

**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:

27/05/2026 14:16



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 251 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,600,000 - \$3,750,000  
**Median House Price**  
 Year ending March 2026: \$2,492,500

## Comparable Properties



177 Canterbury Rd MIDDLE PARK 3206 (REI)

Agent Comments

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**Price:** \$3,900,000  
**Method:** Private Sale  
**Date:** 09/03/2026  
**Property Type:** House  
**Land Size:** 471 sqm approx



125 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

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**Price:** \$3,910,000  
**Method:** Auction Sale  
**Date:** 23/02/2026  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



156 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$3,350,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 285 sqm approx

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