

# 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

16 Nelson Road, 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$2,125,000 Property Type House Suburb Albert Park

Period - From 01/10/2023 to 30/09/2024 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 Little Boundary St SOUTH MELBOURNE 3205	\$1,380,000	19/10/2024
2	12 Dow St SOUTH MELBOURNE 3205	\$1,371,000	20/07/2024
3	181 Nelson Rd SOUTH MELBOURNE 3205	\$1,487,500	09/07/2024

**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:

23/10/2024 14:44

3   2  

**Property Type:** House  
**Land Size:** 145 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending September 2024: \$2,125,000

## Comparable Properties



**26 Little Boundary St SOUTH MELBOURNE 3205 (REI)**   Agent Comments

2   2   1

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)



**12 Dow St SOUTH MELBOURNE 3205 (REI)**   Agent Comments

3   2   1

**Price:** \$1,371,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)



**181 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)**   Agent Comments

2   -   -

**Price:** \$1,487,500  
**Method:** Private Sale  
**Date:** 09/07/2024  
**Property Type:** House (Res)  
**Land Size:** 139 sqm approx