

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

251 BRIDPORT STREET WEST 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

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,172,500

Property type

House

Suburb

Albert Park

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

10 LIARDET STREET PORT MELBOURNE VIC 3207	\$1,480,000	08-Jun-24
153 EVANS STREET PORT MELBOURNE VIC 3207	\$1,449,500	23-Nov-24
14 LITTLE OGRADY STREET ALBERT PARK VIC 3206	\$1,355,000	05-Oct-24

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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**10 LIARDET STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$1,480,000** Sold Date **08-Jun-24**

Distance **0.34km**



**153 EVANS STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price ^{RS} **\$1,449,500** Sold Date **23-Nov-24**

Distance **1.27km**



**14 LITTLE OGRADY STREET
ALBERT PARK VIC 3206**

2 1 -

Sold Price ^{RS} **\$1,355,000** Sold Date **05-Oct-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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