

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

72 REED STREET 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,301,250

Property type

House

Suburb

Albert Park

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

94 DANKS STREET ALBERT PARK VIC 3206	\$1,700,000	22-Mar-25
5 WITHERS STREET ALBERT PARK VIC 3206	\$1,675,000	10-Jun-25
364 MONTAGUE STREET ALBERT PARK VIC 3206	\$1,670,000	26-May-25

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.~~

This Statement of Information was prepared on: 09 September 2025

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94 DANKS STREET ALBERT PARK VIC 3206 Sold Price \$1,700,000 Sold Date 22-Mar-25
Distance 0.08km

2 1 1



5 WITHERS STREET ALBERT PARK VIC 3206 Sold Price ^{RS}\$1,675,000 ^{UN} Sold Date 10-Jun-25
Distance 0.54km

3 2 1



364 MONTAGUE STREET ALBERT PARK VIC 3206 Sold Price \$1,670,000 Sold Date 26-May-25
Distance 0.86km

2 1 -

RS = Recent sale UN = Undisclosed Sale

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