

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

98 Danks Street, Albert Park VIC 3206

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,492,500

Property Type

House

Suburb

Albert Park

Period - From

08/10/2025

to

08/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 St Vincent St, Albert Park Vic	\$2,245,000	06/03/2026
47 Greig St, Albert Park Vic	\$2,280,000	17/01/2026
32 Young St, Albert Park Vic	\$2,325,000	25/03/2026

This Statement of Information was prepared on:

09/04/2026