

# 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

8/52 Moubray 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$2,370,000

Property Type

Other

Suburb

Albert Park

Period - From

20/07/2025

to

19/01/2026

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 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
24/72-76 Patterson Street Middle Park VIC 3206	\$427,000	25/10/2025
3/52 Moubray Street, Albert Park	\$407,000	01/12/2025
11/5-7 Harold Street, Middle Park	\$450,000	20/09/2025

This Statement of Information was prepared on:

20/01/2026