

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 95 St Vincent Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,287,500 Property Type House Suburb Albert Park

Period - From 01/01/2024 to 31/12/2024 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	121 Napier St SOUTH MELBOURNE 3205	\$1,000,000	19/12/2024
2	28 Herbert Pl ALBERT PARK 3206	\$1,120,000	22/11/2024
3	10 Law St SOUTH MELBOURNE 3205	\$1,030,000	21/09/2024

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: 18/03/2025 11:23



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Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2024: \$2,287,500

Comparable Properties



121 Napier St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,000,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 120 sqm approx



28 Herbert Pl ALBERT PARK 3206 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,120,000

Method: Private Sale

Date: 22/11/2024

Property Type: House

Land Size: 96 sqm approx



10 Law St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,030,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 99 sqm approx

Account - Marshall White | P: 03 9822 9999