Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	95 St Vincent Street, Albert Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$2,287,500	Pro	perty 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 PI 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











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)

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Price: \$1,000,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 120 sqm approx **Agent Comments**



28 Herbert PI ALBERT PARK 3206 (REI/VG)

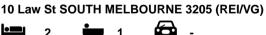
2





Agent Comments

Price: \$1,120,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 96 sqm approx



Agent Comments

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





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