

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

31B Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,425,000

Property Type House

Suburb Albert Park

Period - From 01/10/2024

to

30/09/2025

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	47 Barrett St ALBERT PARK 3206	\$2,385,000	13/10/2025
2	29 Barrett St ALBERT PARK 3206	\$2,510,000	30/08/2025
3			

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:

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Nicholas Hoo
9832 1159
0435 728 272

nicholas.hoo@marshallwhite.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending September 2025: \$2,425,000



Property Type:

Agent Comments

Comparable Properties



47 Barrett St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,385,000

Method: Private Sale

Date: 13/10/2025

Property Type: House (Res)



29 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,510,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 178 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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