

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

13 Madden Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 to 31/03/2026 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	32 Young St ALBERT PARK 3206	\$2,325,000	25/03/2026
2	92 Neville St MIDDLE PARK 3206	\$2,450,000	06/12/2025
3	87 Napier St SOUTH MELBOURNE 3205	\$2,210,000	29/11/2025

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:

08/04/2026 16:07



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Property Type: House
Land Size: 181 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 Year ending March 2026: \$2,492,500

Comparable Properties



32 Young St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,325,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)



92 Neville St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,450,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House
Land Size: 184 sqm approx



87 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$2,210,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 222 sqm approx

Account - Marshall White | P: 03 9822 9999



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