

# 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 98 Danks 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)

Single price \$2,249,000

### 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	37 St Vincent St ALBERT PARK 3206	\$2,245,000	06/03/2026
3	47 Greig St ALBERT PARK 3206	\$2,280,000	17/01/2026

**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:

02/05/2026 13:51



2   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,249,000

**Median House Price**

Year ending March 2026: \$2,492,500

## Comparable Properties



**32 Young St ALBERT PARK 3206 (REI)**

Agent Comments

3   
 2   
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**Price:** \$2,325,000

**Method:** Sold Before Auction

**Date:** 25/03/2026

**Property Type:** House (Res)

**37 St Vincent St ALBERT PARK 3206 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$2,245,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** House (Res)

**Land Size:** 167 sqm approx



**47 Greig St ALBERT PARK 3206 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$2,280,000

**Method:** Private Sale

**Date:** 17/01/2026

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999