

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

261 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$3,350,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Albert Park

Period - From 01/01/2025

to 31/12/2025

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	2/47 Ogrady St ALBERT PARK 3206	\$3,300,000	19/11/2025
2	382 Montague St ALBERT PARK 3206	\$3,200,000	01/11/2025
3	62 Page St ALBERT PARK 3206	\$3,340,000	21/06/2025

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:

20/01/2026 16:39



Property Type:
Agent Comments

Indicative Selling Price
\$3,350,000
Median House Price
Year ending December 2025: \$2,510,000

Comparable Properties



2/47 Ogrady St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$3,300,000
Method: Private Sale
Date: 19/11/2025
Property Type: House



382 Montague St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$3,200,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 184 sqm approx



62 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$3,340,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 170 sqm approx

Account - Marshall White | P: 03 9822 9999



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