

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

40 Hambleton Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,362,500

Property Type

House

Suburb

Albert Park

Period - From

01/07/2024

to

30/06/2025

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	198 Richardson St MIDDLE PARK 3206	\$1,600,000	28/06/2025
2	364 Montague St ALBERT PARK 3206	\$1,670,000	26/05/2025
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:

03/10/2025 13:39



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2025: \$2,362,500

Comparable Properties



198 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 28/06/2025
Property Type: House (Res)
Land Size: 156 sqm approx



364 Montague St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,670,000
Method: Private Sale
Date: 26/05/2025
Property Type: House (Res)
Land Size: 137 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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