

# 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

36 Little Page Street, Albert Park VIC 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,140,000

&

\$1,200,000

### Median sale price

Median price

\$2,301,250

Property Type

House

Suburb

Albert Park

Period - From

01/11/2024

to

30/04/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
95 St Vincent Place Albert Park VIC 3206	\$1,210,000	22/03/2025
28 Herbert Place Albert Park VIC 3206	\$1,120,000	22/11/2024

This Statement of Information was prepared on:

01/05/2025