

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

45 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Single price

\$2,680,000

Median sale price

Median price

\$2,425,000

Property Type

House

Suburb

Albert Park

Period - From

01/10/2024

to

30/09/2025

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	64 Page St ALBERT PARK 3206	\$2,600,000	31/07/2025
2	85 Richardson St ALBERT PARK 3206	\$2,675,000	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:

28/10/2025 12:01

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Indicative Selling Price
\$2,680,000

Median House Price

Year ending September 2025: \$2,425,000



3 3

Property Type: House (Res)
Agent Comments

Comparable Properties



64 Page St ALBERT PARK 3206 (VG)

Agent Comments

3 - -

Price: \$2,600,000
Method: Sale
Date: 31/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 160 sqm approx



85 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,675,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 158 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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