Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

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	Pro	pperty Type H	ouse		Suburb	Albert Park
Period - From	01/10/2024	to	30/09/2025	s	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress 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

В* 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





Scott O'Halloran 9832 1155 0413 464 473

> **Indicative Selling Price** \$2,680,000 **Median House Price**

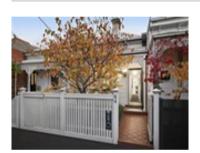
Year ending September 2025: \$2,425,000

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Comparable Properties



64 Page St ALBERT PARK 3206 (VG)

Price: \$2,600,000 Method: Sale

Date: 31/07/2025 **Property Type:** House - Attached House N.E.C.

Land Size: 160 sqm approx

Agent Comments



85 Richardson St ALBERT PARK 3206 (REI/VG)

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

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



