

# 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

18 Herbert Street, Albert Park Vic 3206

### Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$2,480,000 Property Type House Suburb Albert Park

Period - From 01/07/2024 to 30/09/2024 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 | 59-61 Draper St ALBERT PARK 3206 | \$2,975,000 | 12/10/2024   |
| 2 | 118 Victoria Av ALBERT PARK 3206 | \$2,900,000 | 09/08/2024   |
| 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:

28/10/2024 13:43



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**Property Type:** House  
**Land Size:** 166 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,100,000  
**Median House Price**  
September quarter 2024: \$2,480,000

## Comparable Properties



59-61 Draper St ALBERT PARK 3206 (REI)

**Agent Comments**

3 2 -

**Price:** \$2,975,000  
**Method:** Private Sale  
**Date:** 12/10/2024  
**Property Type:** House



118 Victoria Av ALBERT PARK 3206 (REI)

**Agent Comments**

3 2 -

**Price:** \$2,900,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2024  
**Property Type:** House (Res)  
**Land Size:** 183 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 - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393