

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

26 Moubray Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Albert Park

Period - From

01/07/2025

to

30/06/2026

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	5 Page St ALBERT PARK 3206	\$1,825,000	17/08/2026
2	358 Richardson St MIDDLE PARK 3206	\$1,770,000	07/08/2026
3	1 Park Rd MIDDLE PARK 3206	\$2,020,000	02/03/2026

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:

26/08/2026 17:34



3
 1
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Property Type: House
Land Size: 177 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 Year ending June 2026: \$2,510,000

Comparable Properties



5 Page St ALBERT PARK 3206 (REI)

Agent Comments

2
 1
 -

Price: \$1,825,000
Method: Private Sale
Date: 17/08/2026
Property Type: House



358 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

3
 1
 -

Price: \$1,770,000
Method: Private Sale
Date: 07/08/2026
Property Type: House (Res)



1 Park Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

3
 1
 -

Price: \$2,020,000
Method: Sold Before Auction
Date: 02/03/2026
Property Type: House (Res)
Land Size: 179 sqm approx

Account - Marshall White | P: 03 9822 9999