

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

13 Dundas Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,500,000

&

\$2,600,000

Median sale price

Median price \$2,377,500

Property Type House

Suburb Albert Park

Period - From 26/09/2024

to

25/09/2025

Source

Property Data

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	5b Madden St ALBERT PARK 3206	\$2,800,000	19/06/2025
2			
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:

26/09/2025 17:19



3 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,600,000
Median House Price
26/09/2024 - 25/09/2025: \$2,377,500

Comparable Properties



5b Madden St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,800,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: House (Res)
Land Size: 122 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.