

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

22 St Vincent Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$10,000,000 & \$11,000,000

Median sale price

Median price \$2,412,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 to 30/06/2025 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	182 Beaconsfield Pde MIDDLE PARK 3206	\$12,000,000	05/05/2025
2	44 St Vincent Pl.N ALBERT PARK 3206	\$12,030,000	28/04/2025
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: 18/08/2025 15:18



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Property Type: House
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
\$10,000,000 - \$11,000,000
Median House Price
June quarter 2025: \$2,412,500

Comparable Properties



182 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

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Price: \$12,000,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 651 sqm approx



44 St Vincent Pl.N ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$12,030,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 624 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.