

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

3 Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$2,327,500

Property Type

House

Suburb

Albert Park

Period - From

30/04/2024

to

29/04/2025

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	44 Reed St ALBERT PARK 3206	\$1,874,500	04/04/2025
2	28 Page St ALBERT PARK 3206	\$1,800,000	12/02/2025
3	13 Foote St ALBERT PARK 3206	\$1,945,000	31/10/2024

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:

30/04/2025 15:14



2 1 0

Property Type: House
Land Size: 146 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
30/04/2024 - 29/04/2025: \$2,327,500

Comparable Properties



44 Reed St ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,874,500
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House



28 Page St ALBERT PARK 3206 (REI)

Agent Comments

- - -

Price: \$1,800,000
Method: Private Sale
Date: 12/02/2025
Property Type: House (Res)



13 Foote St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 2 1

Price: \$1,945,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 180 sqm approx

Account - Marshall White | P: 03 9822 9999



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