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 betweer	\$1,800,000		&		\$1,950,000				
Median sale p	rice								
Median price	\$2,327,500	Pro	operty Type	Hou	se		Suburb	Albert Park	
Period - From	30/04/2024	to	29/04/2025		So	urce	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.

Add	dress 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

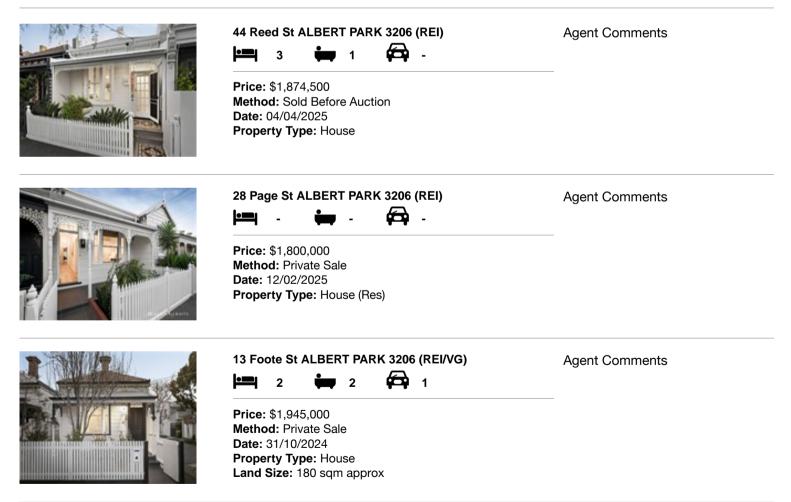






Property Type: House Land Size: 146 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price 30/04/2024 - 29/04/2025: \$2,327,500

Comparable Properties



Account - Marshall White | P: 03 9822 9999



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