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	253 Montague Street, Albert Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$2,362,500	Pro	perty Type	House		Suburb	Albert Park
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	112 Pickles St SOUTH MELBOURNE 3205	\$1,400,000	20/09/2025
2	96 Graham St ALBERT PARK 3206	\$1,350,000	15/04/2025
3	34 Martin St SOUTH MELBOURNE 3205	\$1,491,000	12/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2025 17:44













Property Type: Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2025: \$2,362,500

Comparable Properties



112 Pickles St SOUTH MELBOURNE 3205 (REI)



Agent Comments

Price: \$1,400,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 218 sqm approx

96 Graham St ALBERT PARK 3206 (VG)





Agent Comments

Price: \$1,350,000 Method: Sale Date: 15/04/2025

Property Type: House (Res) Land Size: 132 sqm approx



34 Martin St SOUTH MELBOURNE 3205 (REI/VG)

Price: \$1,491,000





Agent Comments

Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 154 sqm approx

Account - Marshall White | P: 03 9822 9999





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