

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

253 Montague Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,362,500

Property 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	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 comparable properties 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)

Agent Comments



Price: \$1,491,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 154 sqm approx

Account - Marshall White | P: 03 9822 9999