

## 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

19 Kerferd Road, Albert Park Vic 3206

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000 & \$2,550,000

#### Median sale price

Median price \$2,550,000 Property Type House Suburb Albert Park

Period - From 01/07/2025 to 30/09/2025 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	23 Merton St ALBERT PARK 3206	\$2,560,000	06/09/2025
2	11 Mills St ALBERT PARK 3206	\$2,350,000	18/08/2025
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:

15/10/2025 09:24

**Rooms:** 6**Property Type:** House**Land Size:** 147 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,350,000 - \$2,550,000

**Median House Price**

September quarter 2025: \$2,550,000

## Comparable Properties



### 23 Merton St ALBERT PARK 3206 (REI)



5



2



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Agent Comments

**Price:** \$2,560,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 191 sqm approx

### 11 Mills St ALBERT PARK 3206 (REI/VG)



3



2



1

Agent Comments

**Price:** \$2,350,000**Method:** Private Sale**Date:** 18/08/2025**Property Type:** House**Land Size:** 150 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.

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