

# 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

1/156 Beaconsfield Parade, Albert Park, VIC 3206
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### Indicative selling price

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

Single price 

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 or range between 

\$1,450,000
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 & 

\$1,550,000
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### Median sale price

Median price 

\$2,128,000
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 Property type 

House
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 Suburb 

Albert Park
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Period - From 

24/05/2023
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 to 

23/05/2024
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 Source 

pdol
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### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	94/85 Rouse Street, Port Melbourne 3207	\$1,375,000	07/12/2023
2	41/189 Beaconsfield Parade, Middle Park 3206	\$1,420,000	04/05/2024
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This Statement of Information was prepared on: 

24/05/2024
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