

## 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 17 Herbert Place, 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 \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$2,510,000 Property Type House Suburb Albert Park  
Period - From 01/01/2025 to 31/12/2025 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 3 Herbert Pl ALBERT PARK 3206	\$1,300,000	18/10/2025
2 120 Danks St ALBERT PARK 3206	\$1,340,000	04/10/2025
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:

04/02/2026 17:03

**Rooms:** 4**Property Type:** House**Land Size:** 117.078 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending December 2025: \$2,510,000

## Comparable Properties



### 3 Herbert Pl ALBERT PARK 3206 (REI/VG)

**Price:** \$1,300,000**Method:** Auction Sale**Date:** 18/10/2025**Property Type:** House (Res)**Land Size:** 111 sqm approx

Agent Comments



### 120 Danks St ALBERT PARK 3206 (REI/VG)

**Price:** \$1,340,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** House (Res)**Land Size:** 144 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999