

# 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

106 Merton Street, 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Albert Park

Period - From 02/10/2023 to 01/10/2024 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	11 Hambleton St ALBERT PARK 3206	\$2,435,000	07/09/2024
2	6 Reed St ALBERT PARK 3206	\$2,450,000	08/07/2024
3	221 Danks St ALBERT PARK 3206	\$2,340,000	14/05/2024

**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:

02/10/2024 13:53

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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

02/10/2023 - 01/10/2024: \$2,305,000



3 1 1

**Property Type:** House

**Land Size:** 275 sqm approx

Agent Comments

## Comparable Properties



11 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

**Price:** \$2,435,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 205 sqm approx



6 Reed St ALBERT PARK 3206 (REI)

Agent Comments

3 3 1

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** House (Res)



221 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

**Price:** \$2,340,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** House

**Land Size:** 158 sqm approx

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