

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

9 Kerferd Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

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	11 Mills St ALBERT PARK 3206	\$2,350,000	18/08/2025
2	159 Napier St SOUTH MELBOURNE 3205	\$2,380,000	25/07/2025
3	14 Spring St.E PORT MELBOURNE 3207	\$2,480,000	24/05/2025

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:

21/10/2025 15:53

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Indicative Selling Price

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

Median House Price

September quarter 2025: \$2,550,000



Property Type:
Agent Comments

Comparable Properties



11 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments



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



159 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,380,000
Method: Private Sale
Date: 25/07/2025
Property Type: House (Res)



14 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$2,480,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500



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