

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 &

Median sale price

Median price	<input type="text" value="\$2,550,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Albert Park"/>
Period - From	<input type="text" value="01/07/2025"/>	to	<input type="text" value="30/09/2025"/>	Source	<input type="text" value="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:

**Property Type:**

Agent Comments

Sam Hobbs
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Indicative Selling Price

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

Median House Price

September quarter 2025: \$2,550,000

Comparable Properties

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

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

Agent Comments

**159 Napier St SOUTH MELBOURNE 3205 (REI)**

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

Agent Comments

**14 Spring St.E PORT MELBOURNE 3207 (REI)**

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

Agent Comments

Account - Jellis Craig | P: 03 8644 5500