

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

18 Finlay Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 to 31/03/2026 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	163 Nelson Rd SOUTH MELBOURNE 3205	\$1,530,000	20/04/2026
2	2 Faussett St ALBERT PARK 3206	\$1,615,000	28/02/2026
3	6 Dinsdale St ALBERT PARK 3206	\$1,570,000	12/12/2025

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:

08/05/2026 16:27



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

Year ending March 2026: \$2,492,500

Comparable Properties



163 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

2
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Price: \$1,530,000

Method: Private Sale

Date: 20/04/2026

Property Type: House



2 Faussett St ALBERT PARK 3206 (REI/VG)

Agent Comments

2
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Price: \$1,615,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 113 sqm approx



6 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,570,000

Method: Sold After Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 118 sqm approx

Account - Jellis Craig | P: 03 8644 5500