

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

5 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Albert Park

Period - From 01/01/2025

to

31/03/2025

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	61 Barrett St ALBERT PARK 3206	\$1,630,000	10/03/2025
2	68 Danks St ALBERT PARK 3206	\$1,595,000	14/12/2024
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:

21/05/2025 11:30

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Indicative Selling Price

\$1,575,000 - \$1,675,000

Median House Price

March quarter 2025: \$2,100,000



3 2 0

Property Type: House (Res)

Agent Comments

Comparable Properties



61 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,630,000

Method: Sold Before Auction

Date: 10/03/2025

Property Type: House (Res)

Land Size: 152 sqm approx



68 Danks St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$1,595,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House

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



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