

# 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

66 Page 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

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$2,362,500

Property Type

House

Suburb

Albert Park

Period - From

01/07/2024

to

30/06/2025

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	23 Wright St MIDDLE PARK 3206	\$2,465,000	23/05/2025
2	122 Page St ALBERT PARK 3206	\$2,680,000	22/03/2025
3	92a Wright St MIDDLE PARK 3206	\$2,320,000	07/03/2025

**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:

20/08/2025 17:34



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
Year ending June 2025: \$2,362,500

## Comparable Properties



**23 Wright St MIDDLE PARK 3206 (REI)**

**Agent Comments**

3 3 1

**Price:** \$2,465,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2025  
**Property Type:** House (Res)



**122 Page St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

4 1 -

**Price:** \$2,680,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 216 sqm approx



**92a Wright St MIDDLE PARK 3206 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$2,320,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** House  
**Land Size:** 211 sqm approx