

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

3 Hambleton Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,800,000 & \$2,900,000

Median sale price

Median price \$2,510,000 Property Type House Suburb Albert Park

Period - From 01/01/2025 to 31/12/2025 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	3 Barrett St ALBERT PARK 3206	\$2,900,000	19/02/2026
2	74 Hambleton St MIDDLE PARK 3206	\$2,940,000	06/12/2025
3	32 Page St ALBERT PARK 3206	\$3,130,000	13/09/2025

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:

27/02/2026 14:35



3 2 1

Property Type: House
Land Size: 185 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,900,000
Median House Price
Year ending December 2025: \$2,510,000

Comparable Properties



3 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,900,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House



74 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,940,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



32 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$3,130,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 138 sqm approx

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