

## 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 19 Reed Street, Albert Park Vic 3206  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

#### Median sale price

Median price \$2,550,000 Property Type House Suburb Albert Park  
Period - From 01/07/2025 to 30/09/2025 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	120 Danks St ALBERT PARK 3206	\$1,340,000	04/10/2025
2	26 Mills St ALBERT PARK 3206	\$1,388,000	21/08/2025
3	47 Erskine St MIDDLE PARK 3206	\$1,375,000	24/06/2025

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:

06/11/2025 11:08



**Property Type:** HOUSE

**Land Size:** 144 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

September quarter 2025: \$2,550,000

## Comparable Properties



**120 Danks St ALBERT PARK 3206 (REI)**



2



1



1

[Agent Comments](#)

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)



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



2



1



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[Agent Comments](#)

**Price:** \$1,388,000

**Method:** Sold Before Auction

**Date:** 21/08/2025

**Property Type:** House (Res)

**Land Size:** 130 sqm approx



**47 Erskine St MIDDLE PARK 3206 (REI/VG)**



2



1



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[Agent Comments](#)

**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 24/06/2025

**Property Type:** House

**Land Size:** 107 sqm approx

[Account](#) - Jellis Craig | P: 03 8644 5500