

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

46 Greig Street, Albert Park Vic 3206

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 \$2,492,500

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	189 Nelson Rd SOUTH MELBOURNE 3205	\$1,800,000	31/03/2026
2	57 Ashworth St ALBERT PARK 3206	\$1,665,000	12/03/2026
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:

02/06/2026 10:18



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending March 2026: \$2,492,500

Comparable Properties



189 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 -

Price: \$1,800,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House



57 Ashworth St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$1,665,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 149 sqm approx

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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