

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

16 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,787,500

Property Type House

Suburb Albert Park

Period - From 01/04/2026

to

30/06/2026

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	9 Hobsons Bay Pde PORT MELBOURNE 3207	\$1,720,000	07/07/2026
2	12 Nelson St PORT MELBOURNE 3207	\$1,711,000	31/03/2026
3	116 Cobden St SOUTH MELBOURNE 3205	\$1,800,000	21/03/2026

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:

22/07/2026 15:34



Property Type:
Divorce/Estate/Family Transfers
Land Size: 91 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2026: \$2,787,500

Comparable Properties



9 Hobsons Bay Pde PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 07/07/2026
Property Type: House
Land Size: 200 sqm approx



12 Nelson St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,711,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 156 sqm approx



116 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 121 sqm approx

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