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	54 O'Grady Street, Albert Park Vic 3206

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,311,250 Property Type House Suburb Albert Park

Period - From 28/07/2024 to 27/07/2025 Source Property Data

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	161 Neville St MIDDLE PARK 3206	$2,350,000	04/07/2025
2	322 Richardson St MIDDLE PARK 3206	$2,400,000	03/04/2025
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: 28/07/2025 15:56

54 O'Grady Street, Albert Park Vic 3206

JellisCraig



3 2 1

Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
28/07/2024 - 27/07/2025: $2,311,250

Comparable Properties



161 Neville St MIDDLE PARK 3206 (REI)

4 2 -

Price: $2,350,000
Method: Private Sale
Date: 04/07/2025
Property Type: House

Agent Comments

155 sqm



322 Richardson St MIDDLE PARK 3206 (REI/VG)

3 2 -

Price: $2,400,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments



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

3 1 1

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

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

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