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	1/44 Mills Street, Albert Park Vic 3206

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,550,000 Property Type Unit 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	107/88 Beaconsfield Pde ALBERT PARK 3206	$1,100,000	29/01/2026
2	204/333 Ferrars St SOUTH MELBOURNE 3205	$956,000	10/11/2025
3	705/196 Albert Rd SOUTH MELBOURNE 3205	$1,000,000	21/09/2025

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: 26/02/2026 09:08

1/44 Mills Street, Albert Park Vic 3206



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,200,000
Median Unit Price
Year ending December 2025: $1,550,000

Comparable Properties



107/88 Beaconsfield Pde ALBERT PARK 3206 (REI)

2 2 1

Price: $1,100,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



204/333 Ferrars St SOUTH MELBOURNE 3205 (REI/VG)

2 2 1

Price: $956,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

Agent Comments



705/196 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

2 2 2

Price: $1,000,000
Method: Private Sale
Date: 21/09/2025
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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