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	24 Herbert Place, Albert Park, Vic 3206

Indicative selling price

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

range between $1,050,000 & $1,150,000

Median sale price

Median price	$2,412,500	Property type	*House*	Suburb	Albert Park

Period - From	01/05/2025	to	30/04/2026	Source	PropTrack

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
87 Thomson Street, South Melbourne, VIC 3205	$1,120,000	14/03/2026
22 Cobden Street, South Melbourne, VIC 3205	$1,085,000	02/05/2026
109 Ingles Street, Port Melbourne, VIC 3207	$1,050,000	17/03/2026

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: 28/05/2026