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<br>Including suburb and postcode | 97b Victoria Avenue, 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 $2,492,500 Property Type House Suburb Albert Park

Period - From 04/08/2025 to 03/08/2026 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 | 9 Hobsons Bay Pde PORT MELBOURNE 3207 | $1,720,000 | 07/07/2026 |
| 2 | 21 Hobsons Bay Pde PORT MELBOURNE 3207 | $1,800,000 | 06/05/2026 |
| 3 | 12 Nelson St PORT MELBOURNE 3207 | $1,711,000 | 31/03/2026 |

**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: 04/08/2026 13:40

# 97b Victoria Avenue, Albert Park Vic 3206



4 3 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,700,000 - $1,800,000
**Median House Price**
04/08/2025 - 03/08/2026: $2,492,500

## Comparable Properties



**9 Hobsons Bay Pde PORT MELBOURNE 3207 (REI)**

3 2 2

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

Agent Comments



**21 Hobsons Bay Pde PORT MELBOURNE 3207 (REI/VG)**

3 2 2

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 06/05/2026
**Property Type:** House
**Land Size:** 180 sqm approx

Agent Comments



**12 Nelson St PORT MELBOURNE 3207 (REI/VG)**

3 2 1

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

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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