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	2/85 Merton Street, Albert Park Vic 3206

Indicative selling price

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

Single price $415,000

Median sale price

Median price $848,500 Property Type Unit Suburb Albert Park

Period - From 20/08/2025 to 19/08/2026 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	12/52 Canterbury Rd MIDDLE PARK 3206	$415,000	08/07/2026
2	7/87 Ross St PORT MELBOURNE 3207	$385,000	07/07/2026
3	9/102 Park St ST KILDA WEST 3182	$425,000	30/03/2026

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: 20/08/2026 16:06