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	44 Reed Street, Albert Park Vic 3206

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $2,287,500 Property Type House Suburb Albert Park

Period - From 01/01/2024 to 31/12/2024 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	61 Barrett St ALBERT PARK 3206	$1,630,000	10/03/2025
2	43 Kerferd Rd ALBERT PARK 3206	$1,800,000	07/12/2024
3			

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: 27/03/2025 09:50

44 Reed Street, Albert Park Vic 3206



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending December 2024: $2,287,500

Comparable Properties



61 Barrett St ALBERT PARK 3206 (REI)

2 1 1

Price: $1,630,000
Method: Sold Before Auction
Date: 10/03/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



43 Kerferd Rd ALBERT PARK 3206 (REI/VG)

3 1 -

Price: $1,800,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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