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	3 Page Street, Albert Park Vic 3206

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $2,230,000 Property Type House Suburb Albert Park

Period - From 26/05/2024 to 25/05/2025 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	38 Young St ALBERT PARK 3206	$2,085,000	05/04/2025
2	44 Reed St ALBERT PARK 3206	$1,874,500	04/04/2025
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: 26/05/2025 12:49

3 Page Street, Albert Park Vic 3206



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,995,000
Median House Price
26/05/2024 - 25/05/2025: $2,230,000

Comparable Properties



38 Young St ALBERT PARK 3206 (REI)

2 1 -

Price: $2,085,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments



44 Reed St ALBERT PARK 3206 (REI)

3 1 -

Price: $1,874,500
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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