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	108 Victoria Avenue, Albert Park Vic 3206

Indicative selling price

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

Single price $3,695,000

Median sale price

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

Period - From 01/04/2025 to 30/06/2025 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	20 Greig St ALBERT PARK 3206	$3,850,000	24/06/2025
2	62 Page St ALBERT PARK 3206	$3,340,000	21/06/2025
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: 30/08/2025 20:07

108 Victoria Avenue, Albert Park Vic 3206

Nicholas Hoo
9832 1159
0435 728 272
nicholas.hoo@marshallwhite.com.au



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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,695,000
Median House Price
June quarter 2025: $2,412,500

Comparable Properties



20 Greig St ALBERT PARK 3206 (REI)

3 2 1

Price: $3,850,000
Method: Private Sale
Date: 24/06/2025
Property Type: House (Res)

Agent Comments



62 Page St ALBERT PARK 3206 (REI)

3 2 -

Price: $3,340,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

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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