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	13 Durham Street, Albert Park Vic 3206

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	91 Erskine St MIDDLE PARK 3206	$1,350,000	05/04/2025
2	32 Little Page St ALBERT PARK 3206	$1,300,000	01/03/2025
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: 13/08/2025 12:40

13 Durham Street, Albert Park Vic 3206

JellisCraig



2 1 0

Property Type: House
Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $2,412,500

Comparable Properties



91 Erskine St MIDDLE PARK 3206 (REI/VG)

2 1 -

Price: $1,350,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 114 sqm approx

Agent Comments



32 Little Page St ALBERT PARK 3206 (REI/VG)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 84 sqm approx

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 - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata.com.au

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