
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

11 Hambleton Street, Albert Park VIC 3206

Indicative selling price

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

Range Between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,941,000 Property type House Suburb Albert Park

Period – From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
204 Park St SOUTH MELBOURNE 3205	\$1,890,000	24/08/2024
5 Henderson St SOUTH MELBOURNE 3205	\$1,980,000	06/08/2024
25 Carter St ALBERT PARK 3206	\$1,730,000	16/03/2024

This Statement of Information was prepared on: 27/08/2024