

## 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

179A VICTORIA AVENUE ALBERT PARK VIC 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,100,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,187,500

Property type

House

Suburb

Albert Park

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

10/64 VICTORIA AVENUE ALBERT PARK VIC 3206	\$2,330,000	15-Aug-24
54 ST VINCENT STREET ALBERT PARK VIC 3206	\$2,040,000	22-May-24
5 HENDERSON STREET SOUTH MELBOURNE VIC 3205	\$1,980,000	06-Aug-24

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 6 months.

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**10/64 VICTORIA AVENUE ALBERT  
PARK VIC 3206**

3 2 1

Sold Price

**\$2,330,000**

Sold Date

**15-Aug-24**

Distance

**0.48km**



**54 ST VINCENT STREET ALBERT  
PARK VIC 3206**

3 2 1

Sold Price

**\$2,040,000**

Sold Date

**22-May-24**

Distance

**0.72km**



**5 HENDERSON STREET SOUTH  
MELBOURNE VIC 3205**

3 2 1

Sold Price

<sup>RS</sup> **\$1,980,000** <sup>UN</sup>

Sold Date

**06-Aug-24**

Distance

**0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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