

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

11/56-58 ST VINCENT PLACE NORTH ALBERT PARK VIC 3206

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

Unit

Suburb

Albert Park

Period-from

01 Jul 2024

to

30 Jun 2025

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

3/56-58 ST VINCENT PLACE NORTH ALBERT PARK VIC 3206	\$820,000	29-Mar-25
5/56-58 ST VINCENT PLACE NORTH ALBERT PARK VIC 3206	\$650,000	16-Nov-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.

This Statement of Information was prepared on: 21 July 2025



**3/56-58 ST VINCENT PLACE
NORTH ALBERT PARK VIC 3206**

 1  1  1

Sold Price **\$820,000** Sold Date **29-Mar-25**

Distance **0km**



**5/56-58 ST VINCENT PLACE
NORTH ALBERT PARK VIC 3206**

 1  1  1

Sold Price **\$650,000** Sold Date **16-Nov-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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