

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 Herbert Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,467,500 Property Type House Suburb Albert Park

Period - From 09/03/2025 to 08/03/2026 Source Property Data

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	6 Dinsdale St ALBERT PARK 3206	\$1,570,000	12/12/2025
2	3 Little Withers St ALBERT PARK 3206	\$1,622,000	18/10/2025
3	263 Princes St PORT MELBOURNE 3207	\$1,650,000	04/10/2025

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: 09/03/2026 17:11



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Rooms: 4
Property Type: House
Land Size: 114 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
09/03/2025 - 08/03/2026: \$2,467,500

Comparable Properties



6 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 1

Price: \$1,570,000
Method: Sold After Auction
Date: 12/12/2025
Property Type: House (Res)
Land Size: 118 sqm approx



3 Little Withers St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 2 2

Price: \$1,622,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 123 sqm approx



263 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 -

Price: \$1,650,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 161 sqm approx

Account - Beck & Small Property Pty Ltd | P: 9592 4300



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