

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

25 Kerferd Road, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 to 31/03/2026 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	155 Bank St SOUTH MELBOURNE 3205	\$2,410,000	20/03/2026
2	19 Kerferd Rd ALBERT PARK 3206	\$2,500,000	11/11/2025
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:

23/04/2026 11:42



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,550,000

Median House Price

Year ending March 2026: \$2,492,500

Comparable Properties



155 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$2,410,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Land Size: 264 sqm approx



19 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,500,000

Method: Sold Before Auction

Date: 11/11/2025

Property Type: House (Res)

Land Size: 145 sqm approx

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