

# 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 Dinsdale Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,510,000

Property Type House

Suburb Albert Park

Period - From 01/01/2025

to 31/12/2025

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	40 Hambleton St ALBERT PARK 3206	\$1,680,000	25/10/2025
2	66 Carter St MIDDLE PARK 3206	\$1,600,000	19/09/2025
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:

24/02/2026 18:05



Property Type: HOUSE

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$2,510,000

## Comparable Properties



40 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



66 Carter St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: House (Res)

Land Size: 128 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



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