

# 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 3 Hambleton 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 \$2,800,000 & \$2,900,000

### 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	74 Hambleton St MIDDLE PARK 3206	\$2,940,000	06/12/2025
2	32 Page St ALBERT PARK 3206	\$3,130,000	13/09/2025
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 17:56



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**Property Type:** House (Res)

**Land Size:** 185 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,800,000 - \$2,900,000

**Median House Price**

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

## Comparable Properties



74 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 -

**Price:** \$2,940,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)



32 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

**Price:** \$3,130,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 138 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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