

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

63 Victoria Avenue, Albert Park VIC 3206

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Albert Park

Period - From

19/08/2025

to

18/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Kerferd Rd, Albert Park Vic	\$2,500,000	11/11/2025
100 Page St, Albert Park Vic	\$2,800,000	29/10/2025
13 Dundas Pl, ALBERT PARK Vic	\$2,710,000	17/10/2025

This Statement of Information was prepared on:

19/02/2026