

# 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 305/88 Beaconsfield Parade, 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 \$2,450,000 & \$2,650,000

### 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	1007/101 Bay St PORT MELBOURNE 3207	\$2,695,000	10/10/2025
2	2/105 Beach St PORT MELBOURNE 3207	\$2,525,000	26/09/2025
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.~~

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**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

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



 3  2  7

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1007/101 Bay St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 4  3  4

**Price:** \$2,695,000

**Method:** Sold Before Auction

**Date:** 10/10/2025

**Property Type:** Apartment

**2/105 Beach St PORT MELBOURNE 3207 (VG)**

Agent Comments

 4  -  -

**Price:** \$2,525,000

**Method:** Sale

**Date:** 26/09/2025

**Property Type:** Subdivided Flat - Single OYO Flat

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 - Whitefox Real Estate | P: 96459699



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