

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 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,750,000 & \$2,790,000

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	79 Graham St ALBERT PARK 3206	\$2,695,000	25/10/2025
2	25 Dinsdale St ALBERT PARK 3206	\$2,765,000	17/08/2025
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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: 16/02/2026 12:46



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,790,000

Median House Price

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

Comparable Properties

79 Graham St ALBERT PARK 3206 (REI)

Agent Comments

- - -

Price: \$2,695,000

Method:

Date: 25/10/2025

Property Type: House



25 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,765,000

Method: Sold Before Auction

Date: 17/08/2025

Property Type: House (Res)

Land Size: 156 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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