

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

161 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	44 Little Page St ALBERT PARK 3206	\$1,638,000	21/02/2026
2	40 Hambleton St ALBERT PARK 3206	\$1,680,000	25/10/2025
3	410 Park St SOUTH MELBOURNE 3205	\$1,700,000	29/08/2025

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 09:50

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

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



2 1 0

Property Type: House

Land Size: 147 sqm approx

Agent Comments

Comparable Properties



44 Little Page St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,638,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



40 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,680,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



410 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,700,000

Method: Private Sale

Date: 29/08/2025

Property Type: House (Res)

Land Size: 151 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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