

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 42 Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	6 Dinsdale St ALBERT PARK 3206	\$1,570,000	12/12/2025
2	65 Ogrady St ALBERT PARK 3206	\$1,500,000	11/10/2025
3	66 Carter St MIDDLE PARK 3206	\$1,600,000	19/09/2025

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.~~

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 110 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending December 2025: \$2,510,000

Comparable Properties



6 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,570,000
Method: Sold After Auction
Date: 12/12/2025
Property Type: House (Res)
Land Size: 118 sqm approx



65 Ogrady St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 119 sqm approx



66 Carter St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: House (Res)
Land Size: 128 sqm approx

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