

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

12 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Albert Park

Period - From 01/10/2024 to 31/12/2024 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	89 Wright St MIDDLE PARK 3206	\$2,850,000	22/03/2025
2	41 Reed St ALBERT PARK 3206	\$2,405,000	07/12/2024
3	8 Graham St ALBERT PARK 3206	\$3,000,000	30/11/2024

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:

27/03/2025 12:09



3 2 1

Property Type: House (Res)
Land Size: 144 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
December quarter 2024: \$2,302,500

Comparable Properties



89 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,850,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 212 sqm approx



41 Reed St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,405,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)



8 Graham St ALBERT PARK 3206 (REI)

Agent Comments

4 3 2

Price: \$3,000,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)