

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

13 Madden Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

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	92 Neville St MIDDLE PARK 3206	\$2,450,000	06/12/2025
2	87 Napier St SOUTH MELBOURNE 3205	\$2,210,000	29/11/2025
3	164 Richardson St ALBERT PARK 3206	\$2,225,000	28/09/2025

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.~~

This Statement of Information was prepared on:

26/03/2026 12:18



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Property Type: House (Res)
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending December 2025: \$2,510,000

Comparable Properties



92 Neville St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,450,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House
Land Size: 184 sqm approx



87 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 -

Price: \$2,210,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 222 sqm approx



164 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$2,225,000
Method: Sold Before Auction
Date: 28/09/2025
Property Type: House (Res)
Land Size: 177 sqm approx

Account - Marshall White | P: 03 9822 9999