

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

14 Mills Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,245,000

Property Type House

Suburb Albert Park

Period - From 01/01/2026

to

31/03/2026

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	37 Bridport St SOUTH MELBOURNE 3205	\$2,460,000	28/03/2026
2	149 Richardson St MIDDLE PARK 3206	\$2,350,000	21/03/2026
3	4/297 Dorcas St SOUTH MELBOURNE 3205	\$2,450,000	23/01/2026

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:

22/04/2026 13:58



3 2.5 2

Rooms: 8

Property Type: House (Res)

Land Size: 130.105 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

March quarter 2026: \$2,245,000

Comparable Properties



37 Bridport St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

3 2 1

Price: \$2,460,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 218 sqm approx



149 Richardson St MIDDLE PARK 3206 (REI)

[Agent Comments](#)

3 2 1

Price: \$2,350,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House



4/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$2,450,000

Method: Private Sale

Date: 23/01/2026

Property Type: House (Res)

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805