

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

21 Herbert Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$2,420,000

Property Type House

Suburb Albert Park

Period - From 16/09/2025

to

15/09/2026

Source Property Data

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	81 Little Page St ALBERT PARK 3206	\$1,615,000	12/09/2026
2	5 Wright St MIDDLE PARK 3206	\$1,335,000	22/06/2026
3			

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:

16/09/2026 17:48



Property Type: House - Attached
House N.E.C.
Land Size: 96 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
16/09/2025 - 15/09/2026: \$2,420,000

Comparable Properties



81 Little Page St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,615,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)



5 Wright St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,335,000
Method: Private Sale
Date: 22/06/2026
Property Type: House

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.