

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

26 Moubray Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Albert Park

Period - From

01/07/2025

to

30/06/2026

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	189 Nelson Rd SOUTH MELBOURNE 3205	\$1,800,000	31/03/2026
2	1 Park Rd MIDDLE PARK 3206	\$2,020,000	02/03/2026
3	2 Faussett St ALBERT PARK 3206	\$1,615,000	28/02/2026

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:

14/08/2026 18:19



Rooms: 5
Property Type: House
Land Size: 178.477 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending June 2026: \$2,510,000

Comparable Properties



189 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**



Price: \$1,800,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House
Land Size: 167 sqm approx



1 Park Rd MIDDLE PARK 3206 (REI/VG) **Agent Comments**



Price: \$2,020,000
Method: Sold Before Auction
Date: 02/03/2026
Property Type: House (Res)
Land Size: 179 sqm approx



2 Faussett St ALBERT PARK 3206 (REI/VG) **Agent Comments**



Price: \$1,615,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 113 sqm approx

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