

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

46 Greig Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,492,500

Property Type House

Suburb Albert Park

Period - From 01/04/2025

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	189 Nelson Rd SOUTH MELBOURNE 3205	\$1,800,000	31/03/2026
2	57 Ashworth St ALBERT PARK 3206	\$1,665,000	12/03/2026
3	43 Greig St ALBERT PARK 3206	\$1,985,000	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:

20/05/2026 11:01



Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending March 2026: \$2,492,500

Comparable Properties



189 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 31/03/2026

Property Type: House



57 Ashworth St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,665,000

Method: Private Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 149 sqm approx



43 Greig St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,985,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 162 sqm approx

Account - Marshall White | P: 03 9822 9999