

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: 55 Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price: \$2,113,000
Property Type: House
Suburb: Albert Park
Period - From: 01/01/2023 to 31/12/2023
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	101 Stokes St PORT MELBOURNE 3207	\$2,725,000	08/12/2023
2	8 Boyd St ALBERT PARK 3206	\$2,675,000	31/10/2023
3	45 Graham St ALBERT PARK 3206	\$2,570,000	16/02/2024

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: 06/03/2024 13:49

55 Barrett Street, Albert Park Vic 3206

WHITEFOX

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending December 2023: \$2,113,000



 3  2  1

Property Type: House

Agent Comments

Comparable Properties



101 Stokes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,725,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 210 sqm approx

8 Boyd St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,675,000

Method: Private Sale

Date: 31/10/2023

Property Type: House (Res)

Land Size: 253 sqm approx



45 Graham St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  -

Price: \$2,570,000

Method: Sold Before Auction

Date: 16/02/2024

Property Type: House (Res)

Land Size: 228 sqm approx

Account - Whitefox Real Estate | P: 96459699



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