

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

77 Beaconsfield Parade, Albert Park Vic 3206

Indicative selling price

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

Range between

\$5,200,000

&

\$5,500,000

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	146 Dow St PORT MELBOURNE 3207	\$5,710,000	09/02/2026
2	2 Pickles St ALBERT PARK 3206	\$5,000,000	28/11/2025
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:

10/04/2026 14:34



 3
  2
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$5,200,000 - \$5,500,000

Median House Price

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

Comparable Properties



146 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

 5
  4
  2

Price: \$5,710,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 350 sqm approx



2 Pickles St ALBERT PARK 3206 (REI)

Agent Comments

 4
  2
  3

Price: \$5,000,000

Method: Private Sale

Date: 28/11/2025

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.

Account - Marshall White | P: 03 9822 9999



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