

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

9 Merton Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$2,245,000

Property Type House

Suburb Albert Park

Period - From 01/01/2026

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	32 Young St ALBERT PARK 3206	\$2,325,000	25/03/2026
2	30 Glover St SOUTH MELBOURNE 3205	\$2,100,000	28/02/2026
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:

02/07/2026 12:34



3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
March quarter 2026: \$2,245,000

Comparable Properties



32 Young St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,325,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)



30 Glover St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 -

Price: \$2,100,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 136 sqm approx

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.