

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

38 Young Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Albert Park

Period - From 01/10/2024 to 31/12/2024 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	17 Dinsdale St ALBERT PARK 3206	\$2,230,000	06/12/2024
2	13 Foote St ALBERT PARK 3206	\$1,945,000	31/10/2024
3	42 Kerferd Rd ALBERT PARK 3206	\$2,000,000	26/10/2024

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:

12/03/2025 14:04



2 1 0

Property Type: House
Land Size: 214 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 December quarter 2024: \$2,302,500

Comparable Properties



17 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$2,230,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: House (Res)
Land Size: 175 sqm approx



13 Foote St ALBERT PARK 3206 (REI)

Agent Comments

2 2 1

Price: \$1,945,000
Method: Private Sale
Date: 31/10/2024
Property Type: House



42 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$2,000,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 203 sqm approx

Account - Cayzer | P: 03 9646 0812



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