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	111 Ashworth Street, Albert Park Vic 3206

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,510,000 Property Type House Suburb Albert Park

Period - From 01/07/2025 to 30/06/2026 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	81 Little Page St ALBERT PARK 3206	$1,615,000	12/09/2026
2	19 Nimmo St MIDDLE PARK 3206	$1,620,000	12/09/2026
3	29 Nimmo St MIDDLE PARK 3206	$1,540,000	06/05/2026

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: 14/09/2026 13:45

111 Ashworth Street, Albert Park Vic 3206

BigginScott



2 1

Property Type: Flat
Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2026: $2,510,000

Comparable Properties



81 Little Page St ALBERT PARK 3206 (REI)

2 1 -

Price: $1,615,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)

Agent Comments



19 Nimmo St MIDDLE PARK 3206 (REI)

2 1 -

Price: $1,620,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)

Agent Comments



29 Nimmo St MIDDLE PARK 3206 (REI)

2 1 -

Price: $1,540,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

REIV THE DIFFERENCE | propertydata.com.au

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