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	100 Wright Street, Middle Park Vic 3206

Indicative selling price

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

Range between $4,100,000 & $4,300,000

Median sale price

Median price $3,030,000 Property Type House Suburb Middle Park

Period - From 01/01/2025 to 31/03/2025 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	331 Richardson St MIDDLE PARK 3206	$4,260,000	16/11/2024
2	83 Harold St MIDDLE PARK 3206	$4,230,000	09/11/2024
3	66 Mcgregor St MIDDLE PARK 3206	$4,325,000	12/10/2024

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: 09/04/2025 14:06

100 Wright Street, Middle Park Vic 3206



4 2 1

Property Type: House
Land Size: 407 sqm approx

Agent Comments

Indicative Selling Price
$4,100,000 - $4,300,000
Median House Price
March quarter 2025: $3,030,000

Comparable Properties



331 Richardson St MIDDLE PARK 3206 (REI/VG)

3 1 1

Price: $4,260,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments



83 Harold St MIDDLE PARK 3206 (REI)

4 2 3

Price: $4,230,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 382 sqm approx

Agent Comments

66 Mcgregor St MIDDLE PARK 3206 (REI/VG)

4 1 3

Price: $4,325,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 425 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

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