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	3 Park Road, Middle Park Vic 3206

Indicative selling price

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

Single price $1,780,000

Median sale price

Median price $2,675,000 Property Type House Suburb Middle Park

Period - From 17/06/2024 to 16/06/2025 Source Property Data

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.

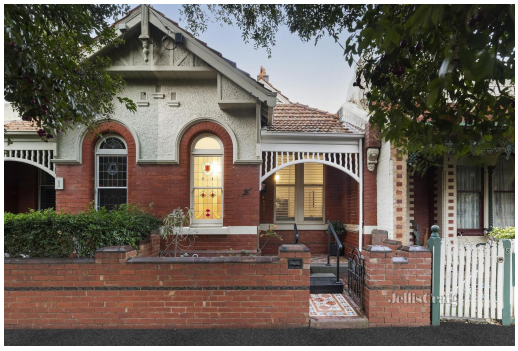
	Address of comparable property	Price	Date of sale
1	94 Danks St ALBERT PARK 3206	$1,700,000	22/03/2025
2	61 Barrett St ALBERT PARK 3206	$1,630,000	10/03/2025
3	28 Page St ALBERT PARK 3206	$1,800,000	12/02/2025

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: 17/06/2025 12:05

3 Park Road, Middle Park Vic 3206



2 1 0

Property Type: House
Land Size: 185 sqm approx

Agent Comments

Indicative Selling Price
$1,780,000
Median House Price
17/06/2024 - 16/06/2025: $2,675,000

Comparable Properties



94 Danks St ALBERT PARK 3206 (REI/VG)

2 1 1

Price: $1,700,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments



61 Barrett St ALBERT PARK 3206 (REI/VG)

2 1 1

Price: $1,630,000
Method: Sold Before Auction
Date: 10/03/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



28 Page St ALBERT PARK 3206 (REI/VG)

2 - -

Price: $1,800,000
Method: Private Sale
Date: 12/02/2025
Property Type: House (Res)
Land Size: 138 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

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