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	69 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Range between $3,900,000 & $4,100,000

Median sale price

Median price $2,650,000 Property Type House Suburb Middle Park

Period - From 01/10/2024 to 30/09/2025 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	277 Richardson St MIDDLE PARK 3206	$4,365,000	31/08/2025
2	20 Greig St ALBERT PARK 3206	$3,850,000	24/06/2025
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: 07/11/2025 10:50

69 Hambleton Street, Middle Park Vic 3206



5 3 1

Property Type: House
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$3,900,000 - $4,100,000
Median House Price
Year ending September 2025: $2,650,000

Comparable Properties



277 Richardson St MIDDLE PARK 3206 (REI)

3 2 1

Price: $4,365,000
Method: Private Sale
Date: 31/08/2025
Property Type: House

Agent Comments



20 Greig St ALBERT PARK 3206 (REI)

3 2 1

Price: $3,850,000
Method: Private Sale
Date: 24/06/2025
Property Type: House (Res)

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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