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	24/72 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Single price $429,000

Median sale price

Median price $957,500 Property Type Unit 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	15/206 Canterbury Rd ST KILDA WEST 3182	$440,000	07/10/2025
2	6/38 York St ST KILDA WEST 3182	$440,000	18/09/2025
3	6/72 Patterson St MIDDLE PARK 3206	$410,000	09/08/2025

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: 13/10/2025 12:27

24/72 Patterson Street, Middle Park Vic 3206

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$429,000
Median Unit Price
Year ending September 2025: $957,500

Comparable Properties

15/206 Canterbury Rd ST KILDA WEST 3182 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Agent Comments



6/38 York St ST KILDA WEST 3182 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment

Agent Comments



6/72 Patterson St MIDDLE PARK 3206 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE | propertydata.com.au

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