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	526 Park Street, Princes Hill Vic 3054

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,760,000 Property Type House Suburb Princes Hill

Period - From 21/01/2025 to 20/01/2026 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	312 Park St CARLTON NORTH 3054	$1,570,000	01/10/2025
2			
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: 21/01/2026 15:15

526 Park Street, Princes Hill Vic 3054

Sam Rigopoulos
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3 2 1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 137 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
21/01/2025 - 20/01/2026: $1,760,000

Comparable Properties



312 Park St CARLTON NORTH 3054 (REI/VG)

3 2 1

Price: $1,570,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 96 sqm approx

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.

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