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	7/62 HAROLD STREET MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$960,000	Property type	Unit	Suburb	Middle Park
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

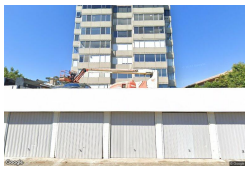
Address of comparable property	Price	Date of sale
34/48-51 CANTERBURY ROAD MIDDLE PARK VIC 3206	$1,045,000	17-May-25
11/287 BANK STREET SOUTH MELBOURNE VIC 3205	$1,300,000	14-Jun-25

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 6 months.

This Statement of Information was prepared on: 09 July 2025

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34/48-51 CANTERBURY ROAD MIDDLE PARK VIC 3206

3 1 1

Sold Price RS **$1,045,000** Sold Date **17-May-25**

Distance **0.44km**



11/287 BANK STREET SOUTH MELBOURNE VIC 3205

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Sold Price RS **$1,300,000** Sold Date **14-Jun-25**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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