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	78 Erskine Street, Middle Park Vic 3206

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $3,127,500 Property Type House Suburb Middle Park

Period - From 01/07/2025 to 30/06/2026 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	181-183 Neville St MIDDLE PARK 3206	$2,700,000	28/03/2026
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: 22/07/2026 15:38

78 Erskine Street, Middle Park Vic 3206



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Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
Year ending June 2026: $3,127,500

Comparable Properties



181-183 Neville St MIDDLE PARK 3206 (REI)

4 3 -

Price: $2,700,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 204 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.

Account - Marshall White | P: 03 9822 9999

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