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	39 Langridge Street, Middle Park Vic 3206

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	14 Ashworth St ALBERT PARK 3206	$1,800,000	26/11/2024
2	26 Fraser St MIDDLE PARK 3206	$1,975,000	02/11/2024
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: 12/03/2025 16:35

39 Langridge Street, Middle Park Vic 3206



2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending December 2024: $2,650,000

Comparable Properties

14 Ashworth St ALBERT PARK 3206 (REI/VG)

2 - -

Agent Comments

Price: $1,800,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: House (Res)
Land Size: 197 sqm approx



26 Fraser St MIDDLE PARK 3206 (REI/VG)

2 1 1

Agent Comments

Price: $1,975,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 235 sqm approx

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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