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	67 Mcgregor Street, Middle Park Vic 3206

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,662,500 Property Type House Suburb Middle Park

Period - From 01/07/2024 to 30/06/2025 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	3 Park Rd MIDDLE PARK 3206	$1,970,000	18/06/2025
2	3 Page St ALBERT PARK 3206	$1,995,000	29/05/2025
3	38 Young St ALBERT PARK 3206	$2,085,000	05/04/2025

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: 13/08/2025 12:22

67 Mcgregor Street, Middle Park Vic 3206



3 1 0

Property Type: House
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2025: $2,662,500

Comparable Properties



3 Park Rd MIDDLE PARK 3206 (REI)

2 1 -

Price: $1,970,000
Method: Auction Sale
Date: 18/06/2025
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



3 Page St ALBERT PARK 3206 (REI/VG)

2 1 -

Price: $1,995,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments



38 Young St ALBERT PARK 3206 (REI/VG)

2 1 -

Price: $2,085,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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