

# 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

123 Wright Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,700,000 & \$4,050,000

### 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	331 Richardson St MIDDLE PARK 3206	\$4,260,000	16/11/2024
2	83 Harold St MIDDLE PARK 3206	\$4,230,000	09/11/2024
3	59 Patterson St MIDDLE PARK 3206	\$3,900,000	22/09/2024

**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:

21/01/2025 11:22



 3  2  2

**Property Type:** House (Res)

**Land Size:** 416 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,700,000 - \$4,050,000

**Median House Price**

Year ending December 2024: \$2,650,000

## Comparable Properties



**331 Richardson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$4,260,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 371 sqm approx



**83 Harold St MIDDLE PARK 3206 (REI)**

Agent Comments

 4  2  3

**Price:** \$4,230,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 382 sqm approx

**59 Patterson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 3  -  -

**Price:** \$3,900,000

**Method:** Private Sale

**Date:** 22/09/2024

**Property Type:** House (Res)

**Land Size:** 472 sqm approx

Account - Cayzer | P: 03 9699 5999



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