

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 Armstrong Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price \$3,505,000 Property Type House Suburb Middle Park

Period - From 01/01/2026 to 31/03/2026 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	76 Nimmo St MIDDLE PARK 3206	\$3,650,000	13/05/2026
2	3 Hambleton St ALBERT PARK 3206	\$2,890,000	05/04/2026
3	47 Greig St ALBERT PARK 3206	\$2,280,000	17/01/2026

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:

20/05/2026 10:00



3 3 1

Property Type: House
Land Size: 245.325 sqm approx
Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,200,000
Median House Price
 March quarter 2026: \$3,505,000

Comparable Properties



76 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$3,650,000
Method: Private Sale
Date: 13/05/2026
Property Type: House (Res)
Land Size: 233 sqm approx



3 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,890,000
Method: Private Sale
Date: 05/04/2026
Property Type: House (Res)
Land Size: 185 sqm approx



47 Greig St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,280,000
Method: Private Sale
Date: 17/01/2026
Property Type: House (Res)
Land Size: 162 sqm approx