

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

370 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

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	3 Barrett St ALBERT PARK 3206	\$2,900,000	18/02/2026
2	74 Hambleton St MIDDLE PARK 3206	\$2,940,000	06/12/2025
3	56 Page St ALBERT PARK 3206	\$3,100,000	11/11/2025

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:

06/05/2026 10:31



4
 3
 1

Property Type: House
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,100,000
Median House Price
 March quarter 2026: \$3,505,000

Comparable Properties



3 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

3
 2
 -

Price: \$2,900,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)



74 Hambleton St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3
 2
 -

Price: \$2,940,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 158 sqm approx



56 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3
 2
 1

Price: \$3,100,000
Method: Private Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 106 sqm approx