

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

74 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$2,650,000

&

\$2,750,000

Median sale price

Median price

\$2,782,500

Property Type

House

Suburb

Middle Park

Period - From

01/07/2025

to

30/09/2025

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	25 Dinsdale St ALBERT PARK 3206	\$2,765,000	17/08/2025
2	64 Page St ALBERT PARK 3206	\$2,600,000	31/07/2025
3	85 Richardson St ALBERT PARK 3206	\$2,675,000	26/05/2025

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:

23/10/2025 13:35



3 2 0

Property Type: House
Land Size: 158 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,650,000 - \$2,750,000

Median House Price

September quarter 2025: \$2,782,500

Comparable Properties



25 Dinsdale St ALBERT PARK 3206 (REI/VG)

3 2 -

Price: \$2,765,000
Method: Sold Before Auction
Date: 17/08/2025
Property Type: House (Res)
Land Size: 156 sqm approx

[Agent Comments](#)



64 Page St ALBERT PARK 3206 (VG)

3 - -

Price: \$2,600,000
Method: Sale
Date: 31/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 160 sqm approx

[Agent Comments](#)



85 Richardson St ALBERT PARK 3206 (REI/VG)

3 2 -

Price: \$2,675,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 158 sqm approx

[Agent Comments](#)

[Account](#) - Jellis Craig | P: 03 8644 5500