

# 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](http://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



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**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)**

**Agent Comments**

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



**64 Page St ALBERT PARK 3206 (VG)**

**Agent Comments**

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



**85 Richardson St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

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