

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

376 Danks Street, Middle Park VIC 3206

Indicative selling price

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

Range between

\$2,550,000

&

\$2,750,000

Median sale price

Median price

\$2,650,000

Property Type

House

Suburb

Middle Park

Period - From

10/06/2025

to

09/12/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
67 Page St, Albert Park Vic	\$3,250,000	15/11/2025
115 Richardson St, Albert Park Vic	\$3,200,000	04/09/2025

This Statement of Information was prepared on:

10/12/2025

376 Danks Street, Middle Park VIC 3206



3 1 0

Property Type: House

Kaine Lanyon

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Indicative Selling Price

\$2,550,000 - \$2,750,000

Median House Price

Year ending December 2025: \$2,650,000

Comparable Properties



67 Page St, Albert Park Vic

3 1 1

Price: \$3,250,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House

Land Size: 244 sqm approx



115 Richardson St, Albert Park Vic

3 1 1

Price: \$3,200,000

Method: Sold Before Auction

Date: 04/09/2025

Property Type: House

Land Size: 267 sqm approx

Account - Marshall White - Albert Park | P: 98229999