

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



3 1 0

Property Type: House
Kaine Lanyon
0398321153
0411 875 478
kaine.lanyon@marshallwhite.com.au
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