

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

3/28 Park Road, Middle Park VIC 3206

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Middle Park

Period - From

19/10/2025

to

19/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/3 Cowderoy Street St Kilda West VIC 3182	\$385,000	15/01/2026
21/233-235 Canterbury Road St Kilda West VIC 3182	\$365,000	19/02/2026
4/8 St Leonards Avenue St Kilda VIC 3182	\$395,000	04/02/2026

This Statement of Information was prepared on:

20/04/2026