

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 89 Wright Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,714,000 Property Type House Suburb Middle Park

Period - From 17/03/2024 to 16/03/2025 Source Property Data

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	92a Wright St MIDDLE PARK 3206	\$2,320,000	07/03/2025
2	14 Fraser St MIDDLE PARK 3206	\$2,311,000	26/10/2024
3			

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: 17/03/2025 10:57



 3
  2
  1

Property Type: House
Land Size: 212 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 17/03/2024 - 16/03/2025: \$2,714,000

Comparable Properties



92a Wright St MIDDLE PARK 3206 (REI)

Agent Comments

 3
  1
  1

Price: \$2,320,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 211 sqm approx



14 Fraser St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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  -

Price: \$2,311,000
Method: Private Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 225 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500



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