

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

261 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price	\$2,650,000	Property Type	House	Suburb	Middle Park
Period - From	01/10/2024	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	382 Montague St ALBERT PARK 3206	\$3,200,000	01/11/2025
2	354 Richardson St MIDDLE PARK 3206	\$3,050,000	19/09/2025
3	32 Page St ALBERT PARK 3206	\$3,130,000	13/09/2025

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:

20/11/2025 09:10



Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

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

Comparable Properties



382 Montague St ALBERT PARK 3206 (REI)



Price: \$3,200,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Agent Comments



354 Richardson St MIDDLE PARK 3206 (REI)



Price: \$3,050,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: House (Res)

Agent Comments



32 Page St ALBERT PARK 3206 (REI/VG)



Price: \$3,130,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 138 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999