

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

25 McGregor Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,725,000

Property Type

House

Suburb

Middle Park

Period - From

01/04/2024

to

31/03/2025

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	61 Barrett St ALBERT PARK 3206	\$1,630,000	10/03/2025
2	207 Little Page St MIDDLE PARK 3206	\$1,917,000	27/02/2025
3	31 Nimmo St MIDDLE PARK 3206	\$1,596,000	22/02/2025

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:

09/04/2025 11:15



3 3 0

Property Type: House
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending March 2025: \$2,725,000

Comparable Properties



61 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,630,000
Method: Sold Before Auction
Date: 10/03/2025
Property Type: House (Res)
Land Size: 152 sqm approx



207 Little Page St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,917,000
Method: Auction Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 167 sqm approx



31 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,596,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)