Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,662,500	Pro	perty Type	House		Suburb	Middle Park
Period - From	01/07/2024	to	30/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10/312 Beaconsfield Pde MIDDLE PARK 3206	\$2,075,000	28/05/2025
2	60/343 Beaconsfield Pde ST KILDA WEST 3182	\$2,030,000	02/05/2025
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:	25/09/2025 17:40



Date of sale

JellisCraig





Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2025: \$2,662,500

Comparable Properties



10/312 Beaconsfield Pde MIDDLE PARK 3206 (REI)

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2

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2

2

Agent Comments

Price: \$2,075,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment



60/343 Beaconsfield Pde ST KILDA WEST 3182 (VG)

2

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6

Price: \$2,030,000 **Method:** Sale **Date:** 02/05/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments

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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