

# 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

5 Wright Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,450,000

### Median sale price

Median price \$2,910,000

Property Type House

Suburb Middle Park

Period - From 01/01/2025

to 31/12/2025

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	17 Herbert PI ALBERT PARK 3206	\$1,375,000	28/02/2026
2	3 Herbert PI ALBERT PARK 3206	\$1,300,000	18/10/2025
3	65 Ogrady St ALBERT PARK 3206	\$1,500,000	11/10/2025

**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:

12/03/2026 12:22



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,450,000

**Median House Price**

Year ending December 2025: \$2,910,000

## Comparable Properties



**17 Herbert PI ALBERT PARK 3206 (REI)**

Agent Comments

 2  
  1  
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**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**3 Herbert PI ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 111 sqm approx



**65 Ogrady St ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 119 sqm approx

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