

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

63 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$3,750,000

&

\$3,950,000

Median sale price

Median price

\$2,675,000

Property Type

House

Suburb

Middle Park

Period - From

13/06/2024

to

12/06/2025

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	123 Wright St MIDDLE PARK 3206	\$3,975,000	13/02/2025
2			
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:

13/06/2025 11:20



5 1 3

Property Type: House
Land Size: 473 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000 - \$3,950,000
Median House Price
13/06/2024 - 12/06/2025: \$2,675,000

Comparable Properties



123 Wright St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 2 2

Price: \$3,975,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: House (Res)
Land Size: 414 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.