

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	75 Carter Street, Middle Park VIC 3206
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Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price	\$2,515,000	Property Type	House	Suburb	Middle Park
Period - From	15/06/2025	to	14/12/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
65 Ogrady Street Albert Park VIC 3206	\$1,500,000	11/10/2025
25 Herbert Street Albert Park VIC 3206	\$1,484,000	12/08/2025
434 Park Street South Melbourne VIC 3205	\$1,520,000	16/08/2025

This Statement of Information was prepared on:

15/12/2025