

# 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

261 Danks Street, Middle Park Vic 3206

### Indicative selling price

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

Single price

\$3,400,000

### Median sale price

Median price

\$2,650,000

Property Type

House

Suburb

Middle Park

Period - From

01/10/2024

to

30/09/2025

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	2/47 Ogrady St ALBERT PARK 3206	\$3,300,000	17/11/2025
2	382 Montague St ALBERT PARK 3206	\$3,200,000	01/11/2025
3	62 Page St ALBERT PARK 3206	\$3,340,000	21/06/2025

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:

09/12/2025 17:41



4 3 1

Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$3,400,000  
Median House Price  
Year ending September 2025: \$2,650,000

## Comparable Properties



2/47 Ogrady St ALBERT PARK 3206 (REI)

Agent Comments

3 3 2

Price: \$3,300,000  
Method: Private Sale  
Date: 17/11/2025  
Property Type: House (Res)



382 Montague St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$3,200,000  
Method: Auction Sale  
Date: 01/11/2025  
Property Type: House (Res)



62 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$3,340,000  
Method: Auction Sale  
Date: 21/06/2025  
Property Type: House (Res)  
Land Size: 170 sqm approx

Account - Marshall White | P: 03 9822 9999