

# 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

374 Danks 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)

Range between \$3,700,000

&

\$3,900,000

### 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	116 Harold St MIDDLE PARK 3206	\$3,600,000	10/11/2025
2	124 Canterbury Rd MIDDLE PARK 3206	\$3,870,000	19/10/2025
3	63 Patterson St MIDDLE PARK 3206	\$3,900,000	24/09/2025

**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:

04/02/2026 08:22



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$3,700,000 - \$3,900,000  
**Median House Price**  
Year ending December 2025: \$2,910,000

## Comparable Properties



**116 Harold St MIDDLE PARK 3206 (REI)**

Agent Comments



**Price:** \$3,600,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House (Res)



**124 Canterbury Rd MIDDLE PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$3,870,000  
**Method:** Private Sale  
**Date:** 19/10/2025  
**Property Type:** House  
**Land Size:** 495 sqm approx



**63 Patterson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$3,900,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** House  
**Land Size:** 473 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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