

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

44 Herbert Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$2,782,500

Property Type House

Suburb Middle Park

Period - From 01/07/2025

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	26 Finlay St ALBERT PARK 3206	\$2,012,000	19/08/2025
2	64 Page St ALBERT PARK 3206	\$2,600,000	31/07/2025
3	12 Danks St ALBERT PARK 3206	\$2,440,000	04/07/2025

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:

21/10/2025 16:24



Rooms: 4
Property Type: House
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,420,000
Median House Price
September quarter 2025: \$2,782,500

Comparable Properties



26 Finlay St ALBERT PARK 3206 (REI/VG) **Agent Comments**



Price: \$2,012,000
Method: Sold Before Auction
Date: 19/08/2025
Property Type: House (Res)
Land Size: 131 sqm approx



64 Page St ALBERT PARK 3206 (VG) **Agent Comments**



Price: \$2,600,000
Method: Sale
Date: 31/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 160 sqm approx



12 Danks St ALBERT PARK 3206 (VG) **Agent Comments**



Price: \$2,440,000
Method: Sale
Date: 04/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 144 sqm approx