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

130 Page Street, Middle Park Vic 3206

Indicative selling price

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

Range between $6,800,000 & $7,400,000

Median sale price

Median price $2,570,000	Property Type House	Suburb Middle Park
Period - From 21/07/2024 to 20/07/2025		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	323 Richardson St MIDDLE PARK 3206	$6,400,000	30/05/2025
2	90 Wright St MIDDLE PARK 3206	$6,100,000	29/03/2025
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: 21/07/2025 14:46

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130 Page Street, Middle Park Vic 3206

JellisCraig

🛏 5 🛁 5 🚗 2

Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price
$6,800,000 - $7,400,000
Median House Price
21/07/2024 - 20/07/2025: $2,570,000

Comparable Properties

323 Richardson St MIDDLE PARK 3206 (REI)

🛏 5 🛁 3 🚗 3

Price: $6,400,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

90 Wright St MIDDLE PARK 3206 (REI)

🛏 5 🛁 4 🚗 2

Price: $6,100,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

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.