

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

181-183 Neville 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

\$2,500,000

 &

\$2,750,000

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	45 Richardson St ALBERT PARK 3206	\$2,680,000	30/10/2025
2	79 Graham St ALBERT PARK 3206	\$2,695,000	25/10/2025
3	134 Richardson St ALBERT PARK 3206	\$2,550,000	13/09/2025

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:

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Rooms: 5
Property Type: House
Land Size: 204 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 Year ending December 2025: \$2,910,000

Comparable Properties



45 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,680,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 138 sqm approx



79 Graham St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,695,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 211 sqm approx



134 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,550,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 133 sqm approx

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