

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 4/90 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$758,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2025 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	8/90 Hambleton St MIDDLE PARK 3206	\$405,000	27/11/2025
2	2/86 Park St ST KILDA WEST 3182	\$422,000	25/11/2025
3	20/350 Beaconsfield Pde ST KILDA WEST 3182	\$415,000	22/11/2025

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: 19/02/2026 10:49



Property Type:
[Agent Comments](#)

Comparable Properties



8/90 Hambleton St MIDDLE PARK 3206 (REI)

[Agent Comments](#)



Price: \$405,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment



2/86 Park St ST KILDA WEST 3182 (REI/VG)

[Agent Comments](#)



Price: \$422,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment



20/350 Beaconsfield Pde ST KILDA WEST 3182 (REI)

[Agent Comments](#)



Price: \$415,000
Method: Private Sale
Date: 22/11/2025
Property Type: Apartment