

# 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

10/28 Park Road, 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

\$420,000

&

\$435,000

### Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Middle Park

Period - From

04/09/2025

to

02/03/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24/72-76 Patterson Street Middle Park VIC 3206	\$427,000	25/10/2025
2/86 Park Street St Kilda West VIC 3182	\$422,000	25/11/2025
11/5-7 Harold Street Middle Park VIC 3206	\$450,000	08/09/2025

This Statement of Information was prepared on:

04/03/2026