

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

16 Fraser Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$3,062,500

Property Type House

Suburb Middle Park

Period - From 01/04/2025

to

31/03/2026

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	44 Little Page St ALBERT PARK 3206	\$1,638,000	21/02/2026
2	28 Ferrars Pl SOUTH MELBOURNE 3205	\$1,965,000	09/12/2025
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:

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending March 2026: \$3,062,500



Property Type:
Agent Comments

Comparable Properties



44 Little Page St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,638,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 148 sqm approx



28 Ferrars PI SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,965,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 226 sqm approx

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.