

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

197 Page Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$3,127,500

Property Type House

Suburb Middle Park

Period - From 01/07/2025

to

30/06/2026

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	13 Dinsdale St ALBERT PARK 3206	\$1,600,000	21/03/2026
2	57 Ashworth St ALBERT PARK 3206	\$1,665,000	12/03/2026
3	2 Faussett St ALBERT PARK 3206	\$1,615,000	28/02/2026

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:

26/08/2026 15:31



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Property Type: House
Land Size: 154 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 Year ending June 2026: \$3,127,500

Comparable Properties



13 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

2
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Price: \$1,600,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 131 sqm approx



57 Ashworth St ALBERT PARK 3206 (REI/VG)

Agent Comments

3
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Price: \$1,665,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 149 sqm approx



2 Faussett St ALBERT PARK 3206 (REI/VG)

Agent Comments

2
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Price: \$1,615,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 113 sqm approx

Account - Jellis Craig | P: 03 8644 5500