

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

335 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$3,037,500

Property Type House

Suburb Middle Park

Period - From 26/08/2025

to

25/08/2026

Source Property Data

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	5 Page St ALBERT PARK 3206	\$1,825,000	17/08/2026
2	107 Neville St MIDDLE PARK 3206	\$1,915,000	13/06/2026
3	189 Nelson Rd SOUTH MELBOURNE 3205	\$1,800,000	31/03/2026

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 10:27



3 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
26/08/2025 - 25/08/2026: \$3,037,500

Comparable Properties



5 Page St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,825,000
Method: Private Sale
Date: 17/08/2026
Property Type: House



107 Neville St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,915,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 197 sqm approx



189 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 1 -

Price: \$1,800,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House
Land Size: 167 sqm approx

Account - Marshall White | P: 03 9822 9999



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