

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

367 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,700,000

&

\$3,950,000

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	69 Hambleton St MIDDLE PARK 3206	\$3,935,000	11/03/2026
2			
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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Property Type: House (Res)

Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price

\$3,700,000 - \$3,950,000

Median House Price

Year ending June 2026: \$3,127,500

Comparable Properties



69 Hambleton St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 4  3  1

Price: \$3,935,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 205 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.