

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

8/28 Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$350,000

&

\$375,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Middle Park

Period - From 01/04/2026

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	3/28 Park Rd MIDDLE PARK 3206	\$353,000	01/06/2026
2	8/113 Punt Rd WINDSOR 3181	\$370,000	08/05/2026
3	12/55 Barkly St ST KILDA 3182	\$365,000	05/05/2026

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:

07/07/2026 11:53



 1  1  1

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

June quarter 2026: \$440,000

Comparable Properties



3/28 Park Rd MIDDLE PARK 3206 (REI)

Agent Comments

 1  1  1

Price: \$353,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



8/113 Punt Rd WINDSOR 3181 (REI)

Agent Comments

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment



12/55 Barkly St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300