

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

81A ERSKINE STREET, MIDDLE PARK, VIC 3206

Indicative selling price

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

Price Range: \$3,700,000 to \$4,000,000

Median sale price

Median price

\$2,825,000

Property type

House

Suburb

MIDDLE PARK

Period

01 January 2026 to 31 March 2026

Source



Comparable property sales

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

38 HAMBLETON ST, ALBERT PARK, VIC 3206	\$4,000,000	03/11/2025
268-270 MONTAGUE ST, SOUTH MELBOURNE, VIC 3205	\$3,950,000	28/10/2025
65 MCGREGOR ST, MIDDLE PARK, VIC 3206	\$3,805,000	21/02/2026

This Statement of Information was prepared on:

12/05/2026