

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

9/5-7 Harold Street, Middle Park VIC 3206

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$847,500

Property Type

Unit

Suburb

Middle Park

Period - From

18/02/2026

to

17/08/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10/5-7 Harold Street Middle Park VIC 3206	\$440,000	05/06/2026
10/28 Park Road Middle Park VIC 3206	\$440,000	08/06/2026
14/72-76 Patterson Street Middle Park VIC 3206	\$430,500	21/05/2026

This Statement of Information was prepared on:

18/08/2026