

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

101 Mcgregor Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$3,030,000 Property Type House Suburb Middle Park

Period - From 01/01/2025 to 31/03/2025 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	39 Langridge St MIDDLE PARK 3206	\$2,222,000	28/03/2025
2	92a Wright St MIDDLE PARK 3206	\$2,320,000	07/03/2025
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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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2025: \$3,030,000



3

Property Type: House (Previously Occupied - Detached)
Land Size: 218 sqm approx
Agent Comments

Comparable Properties



39 Langridge St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$2,222,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 201 sqm approx



92a Wright St MIDDLE PARK 3206 (REI)

Agent Comments

3 1 1

Price: \$2,320,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 211 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.