

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

3/72 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Middle Park

Period - From

01/01/2024

to

31/12/2024

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	13/17 Robe St ST KILDA 3182	\$407,000	13/01/2025
2	2/64 Fitzroy St ST KILDA 3182	\$417,500	28/10/2024
3	24/8 St Leonards Av ST KILDA 3182	\$402,500	18/10/2024

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:

12/03/2025 10:31



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending December 2024: \$850,000

Comparable Properties



13/17 Robe St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$407,000

Method: Private Sale

Date: 13/01/2025

Property Type: Apartment



2/64 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$417,500

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



24/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$402,500

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372