

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

6/72 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Middle Park

Period - From

01/07/2024

to

30/06/2025

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 | 4/30 Wellington St ST KILDA 3182 | \$420,000 | 10/07/2025 |
| 2 | 210/78 Inkerman St ST KILDA 3182 | \$425,000 | 06/06/2025 |
| 3 | 24/64 Fitzroy St ST KILDA 3182 | \$440,000 | 29/04/2025 |

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:

14/07/2025 11:38

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
Year ending June 2025: \$945,000

Comparable Properties



4/30 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 10/07/2025
Property Type: Apartment



210/78 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment



24/64 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 29/04/2025
Rooms: 2
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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