Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	6/72 Patterson Street, Middle Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000	&	\$420,000
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Median sale price

Median price	\$945,000	Pro	perty Type	Jnit		Suburb	Middle Park
Period - From	01/07/2024	to	30/06/2025	So	ource	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

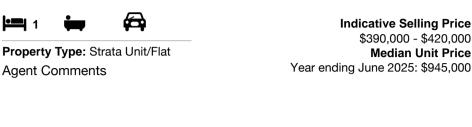
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2025 11:38
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WHITEFOX

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Comparable Properties



4/30 Wellington St ST KILDA 3182 (REI)





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

Property Type: Apartment

Agent Comments



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



