

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

8/90-92 HAMBLETON STREET MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Sep 2024

to

31 Aug 2025

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 6 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

6/98 PARK STREET ST KILDA WEST VIC 3182	\$485,000	06-Jun-25
8/3 COWDEROY STREET ST KILDA WEST VIC 3182	\$480,000	02-Apr-25
503/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$500,000	15-May-25

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 6 months.~~

This Statement of Information was prepared on: 12 September 2025



**6/98 PARK STREET ST KILDA
WEST VIC 3182**

Sold Price

\$485,000

Sold Date

06-Jun-25



1



1



1

Distance

1.26km



**8/3 COWDEROY STREET ST KILDA
WEST VIC 3182**

Sold Price

\$480,000

Sold Date

02-Apr-25



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-



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Distance

1.33km



**503/97 PALMERSTON CRESCENT
SOUTH MELBOURNE VIC 3205**

Sold Price

\$500,000

Sold Date

15-May-25



2



1



2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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