

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

41/195-196 BEACONSFIELD PARADE 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Apr 2025

to

31 Mar 2026

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

11/187-188 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$880,000	15-Nov-25
2/109 NIMMO STREET MIDDLE PARK VIC 3206	\$947,000	15-Dec-25
2/140 KERFERD ROAD ALBERT PARK VIC 3206	\$872,000	28-Feb-26

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: 14 April 2026



**11/187-188 BEACONSFIELD
PARADE MIDDLE PARK VIC 3206**

 2  1  1

Sold Price **\$880,000** Sold Date **15-Nov-25**

Distance **0.1km**



**2/109 NIMMO STREET MIDDLE
PARK VIC 3206**

 2  1  1

Sold Price **\$947,000** Sold Date **15-Dec-25**

Distance **0.31km**



**2/140 KERFERD ROAD ALBERT
PARK VIC 3206**

 2  1  1

Sold Price **\$872,000** Sold Date **28-Feb-26**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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