

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

10/49 PATTERSON 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

\$545,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Middle Park

Period-from

01 Sep 2025

to

31 Aug 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

8/97 BARKLY STREET ST KILDA VIC 3182	\$555,000	08-Jul-26
1/206 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$560,000	27-May-26
5/225 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$585,000	17-Jul-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: 09 September 2026



**8/97 BARKLY STREET ST KILDA
VIC 3182**

 2  1  -

Sold Price

\$555,000

Sold Date

08-Jul-26

Distance

1.65km



**1/206 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

 2  1  1

Sold Price

\$560,000

Sold Date

27-May-26

Distance

0.59km



**5/225 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

 2  1  -

Sold Price

\$585,000

Sold Date

17-Jul-26

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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