

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

31 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,590,000

Property Type

House

Suburb

Middle Park

Period - From

29/01/2024

to

28/01/2025

Source

Property Data

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	251 Bridport St.W ALBERT PARK 3206	\$1,385,000	16/12/2024
2	374 Richardson St MIDDLE PARK 3206	\$1,555,000	07/11/2024
3	344 Richardson St MIDDLE PARK 3206	\$1,485,000	29/10/2024

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:

29/01/2025 16:05



 2
  1
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Rooms: 3

Property Type: House

Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

29/01/2024 - 28/01/2025: \$2,590,000

Comparable Properties



251 Bridport St.W ALBERT PARK 3206 (REI)

Agent Comments

 2
  1
  -

Price: \$1,385,000

Method: Private Sale

Date: 16/12/2024

Property Type: House (Res)

Land Size: 117 sqm approx



374 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

 3
  1
  -

Price: \$1,555,000

Method: Private Sale

Date: 07/11/2024

Property Type: House



344 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$1,485,000

Method: Private Sale

Date: 29/10/2024

Property Type: House

Land Size: 154 sqm approx

Account - Marshall White | P: 03 9822 9999



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