

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3282 ELEVENTH STREET NICHOLS POINT VIC 3501

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

\$995,000

&

\$1,094,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Nichols Point

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 five kilometres of the property for sale in the last 18 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

7 MONARCH COURT NICHOLS POINT VIC 3501	\$950,000	12-Aug-25
765 CURETON AVENUE NICHOLS POINT VIC 3501	\$1,325,000	19-Mar-26
189 FIRST STREET NICHOLS POINT VIC 3501	\$1,005,000	20-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 April 2026



**7 MONARCH COURT NICHOLS
POINT VIC 3501**

4 2 2

Sold Price **\$950,000** Sold Date **12-Aug-25**

Distance **0.13km**



**765 CURETON AVENUE NICHOLS
POINT VIC 3501**

5 2 2

Sold Price **\$1,325,000** Sold Date **19-Mar-26**

Distance **0.14km**



**189 FIRST STREET NICHOLS POINT
VIC 3501**

4 2 6

Sold Price **\$1,005,000** Sold Date **20-Jan-26**

Distance **2.91km**

RS = Recent sale UN = Undisclosed Sale

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