

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

20/109 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$2,937,500 Property Type House Suburb Middle Park

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	8/43 Dalgety St ST KILDA 3182	\$626,000	10/06/2026
2	2/355 Beaconsfield Pde ST KILDA WEST 3182	\$585,000	21/04/2026
3			

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:

07/07/2026 15:23



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
June quarter 2026: \$2,937,500

Comparable Properties



8/43 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$626,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



2/355 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

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Price: \$585,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

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.