

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

4/109 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$842,500 Property Type Unit Suburb Middle Park

Period - From 14/04/2025 to 13/04/2026 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	2/140 Kerferd Rd ALBERT PARK 3206	\$872,000	28/02/2026
2	2/109 Nimmo St MIDDLE PARK 3206	\$947,000	15/12/2025
3	1/36 Philipson St ALBERT PARK 3206	\$957,000	13/12/2025

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:

14/04/2026 12:31



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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

14/04/2025 - 13/04/2026: \$842,500

Comparable Properties



2/140 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$872,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



2/109 Nimmo St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$947,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



1/36 Philipson St ALBERT PARK 3206 (REI/VG)

Agent Comments

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  -

Price: \$957,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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