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	55 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Single price $5,250,000

Median sale price

Median price $2,662,500 Property Type House Suburb Middle Park

Period - From 01/07/2024 to 30/06/2025 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	91 Harold St MIDDLE PARK 3206	$4,530,000	30/05/2025
2	100 Wright St MIDDLE PARK 3206	$5,530,000	17/05/2025
3	57-59 Armstrong St MIDDLE PARK 3206	$5,300,000	17/05/2025

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: 16/09/2025 17:32

55 Nimmo Street, Middle Park Vic 3206

JellisCraig



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$5,250,000
Median House Price
Year ending June 2025: $2,662,500

Comparable Properties



91 Harold St MIDDLE PARK 3206 (REI)

3 1 2

Price: $4,530,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments



100 Wright St MIDDLE PARK 3206 (REI/VG)

4 3 1

Price: $5,530,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments



57-59 Armstrong St MIDDLE PARK 3206 (REI)

3 2 3

Price: $5,300,000
Method: Sold Before Auction
Date: 17/05/2025
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata .com.au

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