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	2/22 Nicholson Close, Research Vic 3095

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $730,000 Property Type Unit Suburb Research

Period - From 23/01/2025 to 22/01/2026 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	6/85 Park Rd ELTHAM 3095	$722,500	15/10/2025
2			
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: 23/01/2026 09:49

2/22 Nicholson Close, Research Vic 3095

JellisCraig

Matt Dougan
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2 1 1

Property Type: Unit
Land Size: 214 sqm approx

Agent Comments

Auto garage

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
23/01/2025 - 22/01/2026: $730,000

Comparable Properties



6/85 Park Rd ELTHAM 3095 (REI/VG)

2 1 1

Price: $722,500
Method: Private Sale
Date: 15/10/2025
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments

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.

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