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	33 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,725,000 Property Type House Suburb Middle Park

Period - From 01/04/2024 to 31/03/2025 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	31 Nimmo St MIDDLE PARK 3206	$1,596,000	22/02/2025
2	57 Erskine St MIDDLE PARK 3206	$1,550,000	16/12/2024
3	68 Danks St ALBERT PARK 3206	$1,595,000	14/12/2024

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: 07/05/2025 10:03

33 Nimmo Street, Middle Park Vic 3206



2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending March 2025: $2,725,000

Comparable Properties



31 Nimmo St MIDDLE PARK 3206 (REI/VG)

2 1 -

Price: $1,596,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments



57 Erskine St MIDDLE PARK 3206 (VG)

3 - -

Price: $1,550,000
Method: Sale
Date: 16/12/2024
Property Type: House - Attached House N.E.C.
Land Size: 130 sqm approx

Agent Comments



68 Danks St ALBERT PARK 3206 (REI/VG)

3 2 -

Price: $1,595,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House
Land Size: 144 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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