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	10 Nicholson Close, Research Vic 3095

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,608,500 Property Type House Suburb Research

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	1 Paltara Ct ELTHAM 3095	$1,135,000	15/04/2025
2	471 Reynolds Rd ELTHAM 3095	$1,150,000	05/04/2025
3	53 Kalbar Rd ELTHAM 3095	$1,085,000	03/12/2024

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 13:24

10 Nicholson Close, Research Vic 3095

Aaron Yeats
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4 1 4

Property Type: House (Res)
Land Size: 894 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending March 2025: $1,608,500

Comparable Properties



1 Paltara Ct ELTHAM 3095 (REI)

4 2 2

Price: $1,135,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 843 sqm approx

Agent Comments



471 Reynolds Rd ELTHAM 3095 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 749 sqm approx

Agent Comments



53 Kalbar Rd ELTHAM 3095 (REI)

3 2 2

Price: $1,085,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)
Land Size: 1084 sqm approx

Agent Comments

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