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	43 Nicol Street, Highett VIC 3190

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,385,000 Property Type House Suburb Highett

Period - From 29/03/2025 to 28/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Holloway Close Sandringham VIC 3191	$2,220,000	27/08/2025
32 Apex Avenue Hampton East VIC 3188	$1,998,000	23/08/2025
29 Apex Avenue Hampton East VIC 3188	$2,100,000	31/05/2025

This Statement of Information was prepared on: 29/09/2025