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	14 Nimrod Rise, Chelsea Heights VIC 3196

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $945,000 Property Type House Suburb Chelsea Heights

Period - From 24/03/2025 to 23/09/2025 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
15 Dresden Drive Waterways VIC 3195	$1,290,000	16/05/2025
14 Nurten Parade Aspendale Gardens VIC 3195	$1,280,000	28/06/2025
11 Marinique Drive, Aspendale Gardens, VIC 3195	$1,283,500	18/09/2025

This Statement of Information was prepared on: 24/09/2025