

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 12 Chapel Street, Nilma Vic 3821

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$1,172,00

Property type House

Suburb Nilma

Period - From 01/05/2025

to

30/04/2026

Source realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
11 McColl Street, Nilma Vic 3821	\$780,000	08/02/2026

This Statement of Information was prepared on: 28/05/2026