

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

19 Nimmo Street, Middle Park VIC 3206

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$3,062,500

Property Type

House

Suburb

Middle Park

Period - From

18/02/2026

to

17/08/2026

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
29 Nimmo Street Middle Park VIC 3206	\$1,540,000	06/05/2026
42 Barrett Street Albert Park VIC 3206	\$1,472,500	21/03/2026
8 Danks Street Albert Park VIC 3206	\$1,520,000	14/05/2026

This Statement of Information was prepared on:

19/08/2026