

# 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

20/109 Nimmo Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$3,505,000 Property Type House Suburb Middle Park

Period - From 01/01/2026 to 31/03/2026 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 | 1/20 Loch St ST KILDA WEST 3182    | \$670,000 | 17/04/2026   |
| 2 | 7/3 Cowderoy St ST KILDA WEST 3182 | \$500,000 | 10/04/2026   |
| 3 | 4/20 Loch St ST KILDA WEST 3182    | \$555,000 | 27/02/2026   |

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:

25/05/2026 13:53



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median House Price**

March quarter 2026: \$3,505,000

## Comparable Properties



**1/20 Loch St ST KILDA WEST 3182 (REI)**

**Agent Comments**

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**Price:** \$670,000

**Method:** Private Sale

**Date:** 17/04/2026

**Property Type:** Apartment



**7/3 Cowderoy St ST KILDA WEST 3182 (REI)**

**Agent Comments**

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**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 10/04/2026

**Property Type:** Apartment



**4/20 Loch St ST KILDA WEST 3182 (REI)**

**Agent Comments**

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**Price:** \$555,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8644 5500