

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

3/109 NIMMO STREET MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Jul 2025

to

30 Jun 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

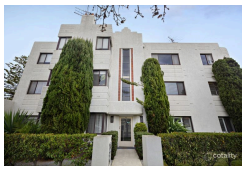
Date of sale

2/109 NIMMO STREET MIDDLE PARK VIC 3206	\$947,000	15-Dec-25
4/381 DANKS STREET MIDDLE PARK VIC 3206	\$957,500	31-May-25
1/36 PHILIPSON STREET ALBERT PARK VIC 3206	\$957,000	13-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2026



**2/109 NIMMO STREET MIDDLE
PARK VIC 3206**

 2  1  1

Sold Price **\$947,000** Sold Date **15-Dec-25**

Distance **0km**



**4/381 DANKS STREET MIDDLE
PARK VIC 3206**

 2  1  1

Sold Price **\$957,500** Sold Date **31-May-25**

Distance **0.17km**



**1/36 PHILIPSON STREET ALBERT
PARK VIC 3206**

 2  1  1

Sold Price **\$957,000** Sold Date **13-Dec-25**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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