

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 2/22 Nicholson Close, Research Vic 3095
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$730,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Research"/>
Period - From	<input type="text" value="23/01/2025"/>	to	<input type="text" value="22/01/2026"/>	Source	<input type="text" value="Property Data"/>

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	6/85 Park Rd ELTHAM 3095	\$722,500	15/10/2025
2			
3			

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:

Matt Dougan
03 9431 1222
0416 065 115

mattdougan@jelliscraig.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

23/01/2025 - 22/01/2026: \$730,000



2



1



1

Property Type: Unit

Land Size: 214 sqm approx

Agent Comments

Auto garage

Comparable Properties



6/85 Park Rd ELTHAM 3095 (REI/VG)



2



1



1

Agent Comments

Price: \$722,500

Method: Private Sale

Date: 15/10/2025

Property Type: Unit

Land Size: 195 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192