

# 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

2/22 Nicholson Close, Research Vic 3095

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Research

Period - From 23/01/2025 to 22/01/2026 Source 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:

23/01/2026 09:49

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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)

Agent Comments

2 1 1

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.