

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

525 KARADOC AVENUE NICHOLS POINT VIC 3501

Indicative selling price

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

Single price \$ or range between \$750,000 & \$825,000

Median sale price

Median price \$850,000 Property type House Suburb Nichols Point

Period - From 1 Nov 2025 to 30 Oct 2025 Source Cotality

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
575 KARADOC AVENUE IRYMPLE VIC 3498	\$680,000	17-Apr-25
134 FIFTH STREET NICHOLS POINT VIC 3501	\$652,500	05-Jul-24
71 FIRST STREET NICHOLS POINT VIC 3501	\$700,000	09-Jul-24

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 3 November 2025