

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 \$ range between \$720,000 & \$792,000

Median sale price

Median price \$725,000 Property type House Suburb Nichols Point

Period - From 1 Jan 2025 to 31 Dec 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 | 17/04/2025 |
| 1058-1062 Cowra Avenue, Irymple VIC 3498 | \$695,000 | 01/05/2025 |
| 19 Stockmans Drive, Irymple VIC 3498 | \$800,000 | 14/08/2025 |

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: 16 January 2026