

## 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 and  
postcode

46 NEDS CREEK DRIVE NICHOLSON VIC 3882

### Indicative selling price

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

Single Price

\$785,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Nicholson

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 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 21 RONWIN COURT GRANITE ROCK VIC 3875  | \$770,000 | 08-Apr-26 |
| 40 AMBERLY DRIVE NICHOLSON VIC 3882    | \$778,000 | 14-May-25 |
| 11 NEDS CREEK DRIVE NICHOLSON VIC 3882 | \$780,000 | 26-Feb-26 |

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: 13 July 2026

Sean Sabell

P 03 5153 2929

M 0437 898 426

E [sean.sabell@obrienrealestate.com.au](mailto:sean.sabell@obrienrealestate.com.au)



**21 RONWIN COURT GRANITE  
ROCK VIC 3875**

 3  2  3

Sold Price

**\$770,000**

Sold Date **08-Apr-26**

Distance

**7.54km**



**40 AMBERLY DRIVE NICHOLSON  
VIC 3882**

 3  2  10

Sold Price

**\$778,000**

Sold Date **14-May-25**

Distance

**1.24km**



**11 NEDS CREEK DRIVE NICHOLSON  
VIC 3882**

 3  2  6

Sold Price

**\$780,000**

Sold Date **26-Feb-26**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.