

## 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

4/420 NICHOLSON STREET BLACK HILL VIC 3350

### 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

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$378,000

Property type

Unit

Suburb

Black Hill

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/14 BROOKSBANK COURT BLACK HILL VIC 3350	\$580,000	23-Sep-25
3/14 BROOKSBANK COURT BLACK HILL VIC 3350	\$580,000	23-Sep-25
6/121 LEXTON STREET LAKE WENDOUREE VIC 3350	\$590,000	24-Aug-25

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: 01 December 2025



**2/14 BROOKSBANK COURT BLACK HILL VIC 3350** Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **23-Sep-25**

 3  2  2

Distance **0.91km**



**3/14 BROOKSBANK COURT BLACK HILL VIC 3350** Sold Price

**\$580,000**

Sold Date **23-Sep-25**

 3  2  2

Distance **0.91km**



**6/121 LEXTON STREET LAKE WENDOUREE VIC 3350**

Sold Price

**\$590,000**

Sold Date **24-Aug-25**

 3  2  2

Distance **1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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