

# 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

31 Robyn Drive, Nunawading Vic 3131

### Indicative selling price

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

Range between \$950,000 & \$995,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Nunawading

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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	25 Winifred St NUNAWADING 3131	\$1,020,000	29/03/2025
2	3 Ferdinand St NUNAWADING 3131	\$980,000	04/03/2025
3	39 Junction Rd BLACKBURN NORTH 3130	\$965,000	08/02/2025

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:

27/05/2025 11:23



3 1 2

Property Type: House  
Land Size: 592 sqm approx  
Agent Comments

Comparable Properties



25 Winifred St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$1,020,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: House (Res)  
Land Size: 590 sqm approx



3 Ferdinand St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000  
Method: Private Sale  
Date: 04/03/2025  
Property Type: House (Res)  
Land Size: 586 sqm approx



39 Junction Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$965,000  
Method: Auction Sale  
Date: 08/02/2025  
Property Type: House (Res)  
Land Size: 530 sqm approx