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	31 Robyn Drive, Nunawading Vic 3131
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$950,000 &	\$995,000
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Median sale price

Median price	\$1,180,000	Pro	perty 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

Add	dress 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 comparableproperties 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





John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$995,000 **Median House Price** Year ending March 2025: \$1,180,000



Property Type: House Land Size: 592 sqm approx

Agent Comments

Comparable Properties



25 Winifred St NUNAWADING 3131 (REI/VG)

Agent Comments

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

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

Price: \$965,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 530 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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