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	29a Kett Street, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type H	ouse		Suburb	Nunawading
Period - From	01/04/2024	to	31/03/2025	S	ource	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	120a Tunstall Rd DONVALE 3111	\$1,235,000	23/03/2025
2	1a Busana Way NUNAWADING 3131	\$1,240,000	15/03/2025
3	1/112 Springfield Rd BLACKBURN 3130	\$1,180,000	22/02/2025

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:	07/07/2025 08:39













Property Type:Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2025: \$1,180,000

Comparable Properties



120a Tunstall Rd DONVALE 3111 (REI/VG)

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3 2

Agent Comments

Price: \$1,235,000 Method: Auction Sale Date: 23/03/2025 Property Type: Unit

Land Size: 387 sqm approx



1a Busana Way NUNAWADING 3131 (REI/VG)

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Agent Comments

Price: \$1,240,000 **Method:** Auction Sale **Date:** 15/03/2025

Property Type: House (Res) **Land Size:** 248 sqm approx



1/112 Springfield Rd BLACKBURN 3130 (REI/VG)

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1



J 2



9 2

Price: \$1,180,000 Method: Auction Sale Date: 22/02/2025

Property Type: Townhouse (Res) **Land Size:** 235 sqm approx

Agent Comments

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





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