

# 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

4/50 Luckie Street, 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 \$539,000 & \$590,000

### Median sale price\*

Median price \$757,500 Property Type Unit Suburb Nunawading

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

### 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	7/51 Mcculloch St NUNAWADING 3131	\$535,000	22/06/2025
2	4/308 Springvale Rd FOREST HILL 3131	\$565,000	24/05/2025
3	6/39-41 Mount Pleasant Rd NUNAWADING 3131	\$528,000	05/02/2025

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:

25/07/2025 09:18



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$539,000 - \$590,000

Median Unit Price \*

01/04/2024 - 31/03/2025: \$757,500

\* Agent calculated median

## Comparable Properties



7/51 McCulloch St NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold After Auction

Date: 22/06/2025

Property Type: Unit



4/308 Springvale Rd FOREST HILL 3131 (VG)

Agent Comments

2 - -

Price: \$565,000

Method: Sale

Date: 24/05/2025

Property Type: Flat/Unit/Apartment (Res)



6/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$528,000

Method: Private Sale

Date: 05/02/2025

Property Type: Unit

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