Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$539,000	&	\$590,000

Median sale price*

Median price \$757,5	00 Pro	operty Type	Jnit] 8	Suburb	Nunawading
Period - From 01/04/	2024 to	31/03/2025	So	ourceF	PriceFin	der

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

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 comparableproperties 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



JellisCraig





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)

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1

2

Price: \$535,000

Method: Sold After Auction **Date:** 22/06/2025

Property Type: Unit

Agent Comments



4/308 Springvale Rd FOREST HILL 3131 (VG)

2

:

6

Agent Comments

Price: \$565,000 **Method:** Sale **Date:** 24/05/2025

Property Type: Flat/Unit/Apartment (Res)



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

2

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1

Agent Comments

Price: \$528,000 Method: Private Sale Date: 05/02/2025 Property Type: Unit

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





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