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

Period - From 01/04/2025

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$575,000							
Median sale price								
Median price	\$875,000	Property Type	Unit	Suburb	Nunawading			

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2025

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

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			

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:

26/07/2025 14:48



4/50 Luckie Street, Nunawading Vic 3131

JellisCraig





Property Type: Unit Agent Comments

Howard Chien 9908 5700 0418 816 286 howardchien@jelliscraig.com.au

> Indicative Selling Price \$575,000 Median Unit Price June quarter 2025: \$875,000

Comparable Properties

7/51 Mcculloch St NUNAWADING 3131 (REI) Image: 2 Image: 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) Price: \$565,000 Method: Sale Date: 24/05/2025 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

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.

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



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