

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

Single price

\$575,000

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/04/2025

to

30/06/2025

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	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

Howard Chien
9908 5700
0418 816 286

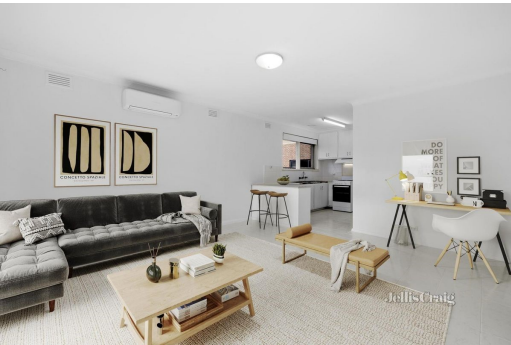
howardchien@jelliscraig.com.au

Indicative Selling Price

\$575,000

Median Unit Price

June quarter 2025: \$875,000



2 1 1

Property Type: Unit

Agent Comments

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)

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