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	15 Brae Grove, Nunawading Vic 3131

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,180,000 Property Type House Suburb Nunawading

Period - From 01/04/2024 to 31/03/2025 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	31 Robyn Dr NUNAWADING 3131	$1,180,000	31/05/2025
2	5 Nielsen Av NUNAWADING 3131	$1,150,000	08/05/2025
3	9 Roger Ct NUNAWADING 3131	$1,140,000	12/04/2025

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: 03/06/2025 12:40

15 Brae Grove, Nunawading Vic 3131

RT Edgar



3 1 2

Property Type: House
Land Size: 591 sqm approx

Agent Comments

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

Comparable Properties



31 Robyn Dr NUNAWADING 3131 (REI)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



5 Nielsen Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,150,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments



9 Roger Ct NUNAWADING 3131 (REI)

3 1 3

Price: $1,140,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

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