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 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Single price $1,039,000

Median sale price

Median price $1,301,000 Property Type House Suburb Nunawading

Period - From 01/10/2025 to 31/12/2025 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	8 Newman Rd NUNAWADING 3131	$1,000,000	14/10/2025
2	14 Eugenia St NUNAWADING 3131	$1,039,200	13/10/2025
3	32 Eugenia St NUNAWADING 3131	$1,035,500	27/09/2025

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: 10/03/2026 15:31

15 Diosma Crescent, Nunawading Vic 3131

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



2 1 2

Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$1,039,000
Median House Price
December quarter 2025: $1,301,000

Comparable Properties



8 Newman Rd NUNAWADING 3131 (REI)

3 1 1

Price: $1,000,000
Method: Private Sale
Date: 14/10/2025
Property Type: Unit
Land Size: 337 sqm approx

Agent Comments

14 Eugenia St NUNAWADING 3131 (VG)

3 - -

Price: $1,039,200
Method: Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments



32 Eugenia St NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,035,500
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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