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	2 Newman Road, Nunawading Vic 3131

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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 Worrell St NUNAWADING 3131	$1,088,000	11/12/2025
2	33 Sandy St NUNAWADING 3131	$1,150,000	28/08/2025
3	6 Kendall St NUNAWADING 3131	$1,161,800	08/08/2025

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: 07/02/2026 14:14

2 Newman Road, Nunawading Vic 3131

JellisCraig

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

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $1,301,000



4 1 2

Property Type: House
Land Size: 743 sqm approx

Agent Comments

Comparable Properties



8 Worrell St NUNAWADING 3131 (REI)

3 1 2

Price: $1,088,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



33 Sandy St NUNAWADING 3131 (REI/VG)

2 1 2

Price: $1,150,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments



6 Kendall St NUNAWADING 3131 (VG)

3 - -

Price: $1,161,800
Method: Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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