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	28 OLWEN STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,800,000	&	$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,161,800	Property type	House	Suburb	Nunawading
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
10 DALMOR AVENUE MITCHAM VIC 3132	$1,801,000	31-Dec-25
61 RUSSELL CRESCENT DONCASTER EAST VIC 3109	$1,935,000	13-Nov-25
2 LUCKNOW COURT MITCHAM VIC 3132	$1,850,000	30-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 09 February 2026

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10 DALMOR AVENUE MITCHAM VIC 3132

4 2 2

Sold Price **$1,801,000** Sold Date **31-Dec-25**

Distance **1.53km**



61 RUSSELL CRESCENT DONCASTER EAST VIC 3109

5 3 2

Sold Price **$1,935,000** Sold Date **13-Nov-25**

Distance **1.82km**



2 LUCKNOW COURT MITCHAM VIC 3132

5 3 1

Sold Price **$1,850,000** Sold Date **30-Aug-25**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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