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	1/16 EFRON 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	$1,180,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$884,000	Property type	Unit	Suburb	Nunawading
Period-from	01 May 2025	to	30 Apr 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.

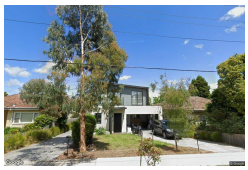
Address of comparable property	Price	Date of sale
8 ALEXANDER STREET MITCHAM VIC 3132	$1,270,000	11-Apr-26
4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	$1,220,000	17-Dec-25
1/121 SURREY ROAD BLACKBURN VIC 3130	$1,245,000	06-Jan-26

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: 17 May 2026

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8 ALEXANDER STREET MITCHAM VIC 3132

4 3 2

Sold Price RS $1,270,000 Sold Date 11-Apr-26

Distance 1.03km



4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

4 3 2

Sold Price $1,220,000 Sold Date 17-Dec-25

Distance 1.4km



1/121 SURREY ROAD BLACKBURN VIC 3130

4 3 2

Sold Price $1,245,000 Sold Date 06-Jan-26

Distance 1.9km

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

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