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	18 Susanne Avenue, Nunawading Vic 3131

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $1,032,500 Property Type House Suburb Nunawading

Period - From 01/04/2026 to 30/06/2026 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	11 Jessie St BLACKBURN NORTH 3130	$1,098,000	15/06/2026
2	14 Cyprus Av NUNAWADING 3131	$1,004,500	30/05/2026
3	9 Olwen St NUNAWADING 3131	$1,060,000	28/03/2026

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: 27/07/2026 10:26

18 Susanne Avenue, Nunawading Vic 3131

McGrath

Peter Dragic
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0432 151 700
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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,125,000
Median House Price
June quarter 2026: $1,032,500

Comparable Properties



11 Jessie St BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,098,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



14 Cyprus Av NUNAWADING 3131 (REI/VG)

3 1 2

Price: $1,004,500
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments



9 Olwen St NUNAWADING 3131 (REI/VG)

3 1 1

Price: $1,060,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - McGrath Blackburn | P: 0398771277

REIV THE DIFFERENCE | propertydata.com.au

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