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	5 Eugenia Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,227,500 Property Type House Suburb Nunawading

Period - From 18/10/2023 to 17/10/2024 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	44 Lorikeet St NUNAWADING 3131	$1,265,888	12/10/2024
2	329 Springfield Rd NUNAWADING 3131	$1,190,000	20/09/2024
3	34 Luckie St NUNAWADING 3131	$1,301,000	14/09/2024

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: 18/10/2024 11:35

5 Eugenia Street, Nunawading Vic 3131

Andrew Shen
9908 5700
0410 108 000
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4 2 2

Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
18/10/2023 - 17/10/2024: $1,227,500

Comparable Properties



44 Lorikeet St NUNAWADING 3131 (REI)

5 2 2

Price: $1,265,888
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments



329 Springfield Rd NUNAWADING 3131 (REI)

4 2 2

Price: $1,190,000
Method: Private Sale
Date: 20/09/2024
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



34 Luckie St NUNAWADING 3131 (REI)

3 1 2

Price: $1,301,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments

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