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	7 Menin Road, Nunawading Vic 3131

Indicative selling price

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

Range between $920,000 & $980,000

Median sale price

Median price $1,042,000 Property Type House Suburb Nunawading

Period - From 01/10/2024 to 31/12/2024 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	22 Blue Hills Av NUNAWADING 3131	$980,000	11/02/2025
2	73 Mount pleasant Rd NUNAWADING 3131	$915,800	21/12/2024
3	98 Creek Rd MITCHAM 3132	$1,025,000	12/12/2024

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: 12/02/2025 16:54

7 Menin Road, Nunawading Vic 3131

BARRYPLANT



2 1 2

Rooms: 5
Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $980,000
Median House Price
December quarter 2024: $1,042,000

Comparable Properties



22 Blue Hills Av NUNAWADING 3131 (REI)

3 1 1

Price: $980,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 549 sqm approx

Agent Comments



73 Mount pleasant Rd NUNAWADING 3131 (REI)

3 1 2

Price: $915,800
Method: Auction Sale
Date: 21/12/2024
Property Type: House
Land Size: 626 sqm approx

Agent Comments



98 Creek Rd MITCHAM 3132 (REI)

2 1 2

Price: $1,025,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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