

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

82a Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2023

to

30/09/2024

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	9 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024
2	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024
3	49 Kett St NUNAWADING 3131	\$930,000	25/10/2024

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:

09/12/2024 10:42



3 2 3

Property Type: House
Land Size: 669 sqm approx
Agent Comments

Comparable Properties



9 Kendall St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,025,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 590 sqm approx



23 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 593 sqm approx



49 Kett St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$930,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 588 sqm approx