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	1/23 Olwen Street, Nunawading Vic 3131

Indicative selling price

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

Single price $795,000

Median sale price

Median price $797,500 Property Type Unit Suburb Nunawading

Period - From 01/01/2024 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	2/10 Richard St DONCASTER EAST 3109	$840,000	15/02/2025
2	5/36 Springvale Rd NUNAWADING 3131	$768,000	30/01/2025
3	1/55 Junction Rd BLACKBURN NORTH 3130	$780,000	11/11/2024

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: 01/03/2025 12:37

1/23 Olwen Street, Nunawading Vic 3131



3 1 1

Property Type: Unit
Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
Year ending December 2024: $797,500

Comparable Properties



2/10 Richard St DONCASTER EAST 3109 (REI)

3 1 2

Price: $840,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments



5/36 Springvale Rd NUNAWADING 3131 (REI)

2 1 2

Price: $768,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 405 sqm approx

Agent Comments



1/55 Junction Rd BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $780,000
Method: Private Sale
Date: 11/11/2024
Property Type: Unit
Land Size: 327 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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