93B Esdale Street, Nunawading Vic 3131



3 Bed 2 Bath 2 Car
Property Type: House (Res)
Indicative Selling Price
$990,000 - $1,080,000
Median House Price
Year ending March 2025:
$1,180,000

Comparable Properties



3/3 Clare Street, BLACKBURN 3130 (REI)

3 Bed 2 Bath 1 Car
Price: $1,092,000
Method: Private Sale
Date: 03/04/2025
Property Type: Townhouse (Single)
Agent Comments: Similar size, similar condition, similar location



23 Madison Boulevard, MITCHAM 3132 (REI/VG)

3 Bed 2 Bath 2 Car
Price: $1,070,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Townhouse (Res)
Agent Comments: Similar size, similar condition, similar location



14A Gunyah Road, BLACKBURN NORTH 3130 (REI/VG)

3 Bed 2 Bath 1 Car
Price: $1,060,000
Method: Private Sale
Date: 22/01/2025
Property Type: Townhouse (Single)
Agent Comments: Similar size, similar condition, similar location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 93B Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,180,000 House x Suburb Nunawading

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
3/3 Clare Street, BLACKBURN 3130	$1,092,000	03/04/2025
23 Madison Boulevard, MITCHAM 3132	$1,070,000	27/02/2025
14a Gunyah Road, BLACKBURN NORTH 3130	$1,060,000	22/01/2025

This Statement of Information was prepared on: 18/05/2025 15:16