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	31 Ashwood Drive, Nunawading Vic 3131

Indicative selling price

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

Range between $980,000 & $1,040,000

Median sale price

Median price $1,213,500 Property Type House Suburb Nunawading

Period - From 01/07/2025 to 30/09/2025 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	273 Springfield Rd NUNAWADING 3131	$982,500	17/04/2025
2	9 Trevor Ct NUNAWADING 3131	$1,040,000	28/05/2025
3	15 Brae Gr NUNAWADING 3131	$1,050,000	26/07/2025

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: 06/10/2025 11:24

31 Ashwood Drive, Nunawading Vic 3131

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,040,000
Median House Price
September quarter 2025: $1,213,500

Comparable Properties



273 Springfield Rd NUNAWADING 3131 (REI/VG)

3 1 1

Price: $982,500
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 561 sqm approx

Agent Comments



9 Trevor Ct NUNAWADING 3131 (REI/VG)

3 1 1

Price: $1,040,000
Method: Private Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



15 Brae Gr NUNAWADING 3131 (REI)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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