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	6/16-18 Shady Grove, Nunawading Vic 3131

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $714,400 Property Type Unit 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	1/444 Canterbury Rd FOREST HILL 3131	$552,000	03/10/2025
2	4/50 Luckie St NUNAWADING 3131	$566,899	16/09/2025
3	7/84 Mount Pleasant Rd NUNAWADING 3131	$585,000	27/06/2025

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 17:16

6/16-18 Shady Grove, Nunawading Vic 3131



2 1 1

Property Type: Flat
Land Size: 101.584 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
September quarter 2025: $714,400

Comparable Properties



1/444 Canterbury Rd FOREST HILL 3131 (REI)

2 1 1

Price: $552,000
Method: Private Sale
Date: 03/10/2025
Property Type: Unit
Land Size: 146 sqm approx

Agent Comments



4/50 Luckie St NUNAWADING 3131 (REI)

2 1 1

Price: $566,899
Method: Private Sale
Date: 16/09/2025
Property Type: Unit

Agent Comments



7/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit
Land Size: 86 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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