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	5/38 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	22/520 Mitcham Rd MITCHAM 3132	$958,000	20/10/2025
2	93b Esdale St NUNAWADING 3131	$1,140,000	05/07/2025
3	9/12 Short St VERMONT 3133	$966,500	31/05/2025

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: 18/11/2025 13:53

5/38 Diosma Crescent, Nunawading Vic 3131

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2025: $714,400

Comparable Properties



22/520 Mitcham Rd MITCHAM 3132 (REI)

3 2 2

Price: $958,000
Method: Private Sale
Date: 20/10/2025
Property Type: Townhouse (Res)

Agent Comments



93b Esdale St NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,140,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments



9/12 Short St VERMONT 3133 (REI/VG)

3 2 2

Price: $966,500
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

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