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	45 Worrell Street, Nunawading Vic 3131

Indicative selling price

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

Range between $900,000 & $990,000

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	20 Zander Av NUNAWADING 3131	$988,500	30/08/2025
2	29 Kett St NUNAWADING 3131	$922,000	23/08/2025
3	10 Tourello St MITCHAM 3132	$938,000	31/07/2025

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: 27/10/2025 14:34

45 Worrell Street, Nunawading Vic 3131

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 449 sqm sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2025: $1,213,500

Comparable Properties



20 Zander Av NUNAWADING 3131 (REI)

3 1 2

Price: $988,500
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments



29 Kett St NUNAWADING 3131 (REI/VG)

3 1 1

Price: $922,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments



10 Tourello St MITCHAM 3132 (REI/VG)

3 2 1

Price: $938,000
Method: Private Sale
Date: 31/07/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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