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	1/5 Gee Court, Nunawading Vic 3131

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $710,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2024 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	2/178 Central Rd NUNAWADING 3131	$1,020,000	11/10/2025
2	32 Eugenia St NUNAWADING 3131	$1,035,500	27/09/2025
3	86 Willis Ct VERMONT 3133	$1,095,000	14/06/2025

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: 18/10/2025 08:15

1/5 Gee Court, Nunawading Vic 3131

JellisCraig

Tynan Carr
0423466695
tynancarr@jelliscraig.com.au



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
Year ending September 2025: $710,000

Comparable Properties



2/178 Central Rd NUNAWADING 3131 (REI)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 11/10/2025
Property Type: Townhouse (Single)
Land Size: 219 sqm approx

Agent Comments



32 Eugenia St NUNAWADING 3131 (REI)

3 2 2

Price: $1,035,500
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments



86 Willis Ct VERMONT 3133 (REI)

3 2 2

Price: $1,095,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 682 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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