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 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	6 Ravenswood Ct NUNAWADING 3131	$1,440,000	23/08/2025
2	13 Heather Gr NUNAWADING 3131	$1,620,000	26/07/2025
3			

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: 01/12/2025 15:58

31 Efron Street, Nunawading Vic 3131

Daniel Bullen
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4 3 2

Property Type: House
Land Size: 852 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2025: $1,213,500

Comparable Properties



6 Ravenswood Ct NUNAWADING 3131 (REI/VG)

4 2 3

Price: $1,440,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments

13 Heather Gr NUNAWADING 3131 (REI/VG)

5 - 2

Price: $1,620,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 887 sqm approx

Agent Comments

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.

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