

# 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

15 Brae Grove, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Nunawading

Period - From 01/01/2024 to 31/12/2024 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 Haig Ct DONCASTER EAST 3109	\$1,200,000	12/03/2025
2	68 Esdale St NUNAWADING 3131	\$1,189,000	14/12/2024
3	3 Suffolk St NUNAWADING 3131	\$1,119,000	23/11/2024

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:

28/03/2025 10:06



3 1 2

**Property Type:** House  
**Land Size:** 591 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2024: \$1,190,000

## Comparable Properties



**2 Haig Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2025  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



**68 Esdale St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,189,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**3 Suffolk St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,119,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx