

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

40 Sandy Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,042,000 Property Type House Suburb Nunawading

Period - From 01/10/2024 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	49 Kett St NUNAWADING 3131	\$930,000	25/10/2024
2	13 Jessie St BLACKBURN NORTH 3130	\$845,000	21/09/2024
3	13 Blue Hills Av NUNAWADING 3131	\$987,000	07/09/2024

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: 17/03/2025 10:53



 3  1  2

Property Type: House
Land Size: 453 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2024: \$1,042,000

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.

Comparable Properties



49 Kett St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$930,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 588 sqm approx



13 Jessie St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$845,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 581 sqm approx



13 Blue Hills Av NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$987,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 536 sqm approx

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