

# 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

2/4 Koroit Street, Nunawading Vic 3131

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,028,500 Property Type Townhouse Suburb Nunawading

Period - From 03/02/2024 to 02/02/2025 Source Property Data

### 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	14a Gonyah Rd BLACKBURN NORTH 3130	\$1,060,000	22/01/2025
2	2/253 Springvale Rd NUNAWADING 3131	\$960,000	25/10/2024
3	2/42 Efron St NUNAWADING 3131	\$972,500	13/09/2024

**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:

03/02/2025 12:33



**Property Type:** Strata Unit/Villa  
Unit/Townhouse - Single OYO Unit  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
03/02/2024 - 02/02/2025: \$1,028,500

## Comparable Properties



**14a Gunyah Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 22/01/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 271 sqm approx

**2/253 Springvale Rd NUNAWADING 3131 (VG)**

Agent Comments



**Price:** \$960,000  
**Method:** Sale  
**Date:** 25/10/2024  
**Property Type:** Strata Unit/Villa Unit/Townhouse - Single  
OYO Unit



**2/42 Efron St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$972,500  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 207 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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