

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

1/4 West Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$1,000,000

Property Type Townhouse

Suburb Nunawading

Period - From 13/10/2024

to

12/10/2025

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	2/36 Betula Av NUNAWADING 3131	\$760,000	22/05/2025
2	1/94-96 Mount Pleasant Rd NUNAWADING 3131	\$805,000	16/08/2025
3	2/50 Betula Av VERMONT 3133	\$766,000	31/05/2025

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:

13/10/2025 17:01



 2  1  1

Property Type: Townhouse
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$820,000
Median Townhouse Price
13/10/2024 - 12/10/2025: \$1,000,000

Comparable Properties

2/36 Betula Av NUNAWADING 3131 (REI)

Agent Comments

 2  1  2

Price: \$760,000
Method:
Date: 22/05/2025
Property Type: Unit



1/94-96 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$805,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 203 sqm approx



2/50 Betula Av VERMONT 3133 (REI/VG)

Agent Comments

 2  1  1

Price: \$766,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 261 sqm approx