

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 COTTRELL COURT NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Nunawading

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

15 LILAC COURT BLACKBURN NORTH VIC 3130	2005000	28-Jun-25
4 GOODWIN STREET BLACKBURN VIC 3130	2270000	14-May-25
3 GREVILLEA ROAD DONCASTER EAST VIC 3109	1900000	19-Jun-25

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 6 months.~~

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15 LILAC COURT BLACKBURN
NORTH VIC 3130

4 2 2

Sold Price 2005000 Sold Date 28-Jun-25

Distance 1.95km



4 GOODWIN STREET BLACKBURN
VIC 3130

4 2 2

Sold Price 2270000 Sold Date 14-May-25

Distance 0.91km



3 GREVILLEA ROAD DONCASTER
EAST VIC 3109

3 2 3

Sold Price 1900000 Sold Date 19-Jun-25

Distance 0.6km

RS = Recent sale UN = Undisclosed Sale

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