

# 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

12 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 \$835,000 & \$895,000

### Median sale price

Median price \$1,132,000 Property Type House Suburb Nunawading

Period - From 30/06/2024 to 29/06/2025 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	1/2 Luckie St NUNAWADING 3131	\$802,000	27/05/2025
2	2/180 Central Rd NUNAWADING 3131	\$895,000	03/05/2025
3	6 Beryl St NUNAWADING 3131	\$850,000	18/03/2025

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:

30/06/2025 09:58



3 1 2

Property Type: House  
Land Size: 300 sqm approx  
Agent Comments

Indicative Selling Price  
\$835,000 - \$895,000  
Median House Price  
30/06/2024 - 29/06/2025: \$1,132,000

Comparable Properties



1/2 Luckie St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$802,000  
Method: Private Sale  
Date: 27/05/2025  
Property Type: House



2/180 Central Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$895,000  
Method: Auction Sale  
Date: 03/05/2025  
Property Type: Townhouse (Res)  
Land Size: 163 sqm approx



6 Beryl St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000  
Method: Private Sale  
Date: 18/03/2025  
Rooms: 4  
Property Type: House (Res)  
Land Size: 495 sqm approx