

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

2/70 McCulloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$714,400

Property Type Unit

Suburb Nunawading

Period - From 01/07/2025

to

30/09/2025

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	16 Luckie St NUNAWADING 3131	\$850,000	11/10/2025
2	12 Koroit St NUNAWADING 3131	\$880,000	01/10/2025
3	1/2 Luckie St NUNAWADING 3131	\$802,000	27/05/2025

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:

21/11/2025 15:59



Property Type: Unit
Land Size: 263 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median Unit Price
September quarter 2025: \$714,400

Comparable Properties



16 Luckie St NUNAWADING 3131 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 360 sqm approx



12 Koroit St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 300 sqm approx



1/2 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments



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