

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 NEWMAN ROAD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Nunawading

Period-from

01 Sep 2025

to

31 Aug 2026

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

19 KOROIT STREET NUNAWADING VIC 3131	\$1,245,000	02-May-26
24 ZANDER AVENUE NUNAWADING VIC 3131	\$1,152,000	22-Sep-26

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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**19 KOROIT STREET NUNAWADING
VIC 3131**

Sold Price

\$1,245,000

Sold Date **02-May-26**

3 1 4

Distance **0.53km**



**24 ZANDER AVENUE
NUNAWADING VIC 3131**

Sold Price

^{RS} **\$1,152,000**

Sold Date **22-Sep-26**

3 1 -

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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