## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address              | 4/3 Luckie Street, Nunawading Vic 3131 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |

#### Indicative selling price

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

| Range between \$1,100,000 | & | \$1,210,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price  | \$714,400  | Pro | perty Type | Jnit |       | Suburb | Nunawading |
|---------------|------------|-----|------------|------|-------|--------|------------|
| Period - From | 01/07/2025 | to  | 30/09/2025 | s    | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| 1 | 29A Kett St NUNAWADING 3131   | \$1,180,000 | 31/07/2025 |
|---|-------------------------------|-------------|------------|
| 2 | 93b Esdale St NUNAWADING 3131 | \$1,140,000 | 05/07/2025 |
| 3 |                               |             |            |

#### 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: | 12/11/2025 14:35 |
|--|------------------|



Date of sale





Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit **Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,210,000 **Median Unit Price** September quarter 2025: \$714,400

# Comparable Properties



29A Kett St NUNAWADING 3131 (REI/VG)

Price: \$1,180,000 Method: Private Sale Date: 31/07/2025

Property Type: Townhouse (Single) Land Size: 427 sqm approx

Agent Comments



93b Esdale St NUNAWADING 3131 (REI/VG)

Agent Comments

Price: \$1,140,000 Method: Auction Sale Date: 05/07/2025

Property Type: Townhouse (Res)

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



