Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/7 Luckie Street, Nunawading Vic 3131
Including suburb and	· · · · · · · · · · · · · · · · · · ·
postcode	

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price	\$1,140,000	Pro	perty Type	House		Suburb	Nunawading
Period - From	01/10/2024	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

Adv	areas or comparable property	1 1100	Date of Sale
1	3/19 Luckie St NUNAWADING 3131	\$961,000	25/10/2025
2	2/4 Worrell St NUNAWADING 3131	\$1,070,000	23/09/2025
3	29A Kett St NUNAWADING 3131	\$1,180,000	31/07/2025

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:	14/11/2025 15:15



Date of sale



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Property Type: Townhouse Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 **Median House Price** Year ending September 2025: \$1,140,000

Comparable Properties



3/19 Luckie St NUNAWADING 3131 (REI)

Price: \$961,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 210 sqm approx

Agent Comments



2/4 Worrell St NUNAWADING 3131 (REI)



Agent Comments

Price: \$1,070,000 Method: Private Sale Date: 23/09/2025

Property Type: Townhouse (Res)



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

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



