## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property	offered	for sa	ıle
----------	---------	--------	-----

Address Including suburb and postcode	5 Cyprus Avenue, Nunawading VIC 3131
·	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,140,000	Pro	perty Type Ho	use		Suburb	Nunawading
Period - From	30/04/2025	to	30/10/2025	Sou	urce	pdol	

#### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Lindsay Av, Nunawading Vic	\$1,082,000	25/10/2025
23 Winchester Rd, Nunawading Vic	\$1,053,000	13/09/2025
57 Quarry Rd, Mitcham Vic	\$900,000	22/08/2025

This Statement of Information was prepared on:	01/11/2025

