

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

51 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,032,500

Property Type House

Suburb Nunawading

Period - From 01/04/2026

to 30/06/2026

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	63 Burnett St MITCHAM 3132	\$850,000	31/07/2026
2	7 Lemon Gr NUNAWADING 3131	\$885,000	08/07/2026
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:

15/09/2026 14:08



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Property Type: House
Land Size: 248 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2026: \$1,032,500

Comparable Properties



63 Burnett St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$850,000
Method: Private Sale
Date: 31/07/2026
Property Type: House (Res)
Land Size: 518 sqm approx



7 Lemon Gr NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$885,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 400 sqm approx

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.