

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

7/51 Mcculloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$500,000

&

\$530,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Nunawading

Period - From 01/01/2025

to

31/03/2025

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	Price	Date of sale
1	6/39-41 Mount Pleasant Rd NUNAWADING 3131	\$528,000	05/02/2025
2	13/84 Mount Pleasant Rd NUNAWADING 3131	\$535,000	31/01/2025
3	2/2-4 Creek Rd MITCHAM 3132	\$467,000	30/11/2024

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:

29/05/2025 10:19



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

March quarter 2025: \$685,000

Comparable Properties



6/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$528,000

Method: Private Sale

Date: 05/02/2025

Property Type: Unit



13/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 31/01/2025

Property Type: Unit



2/2-4 Creek Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$467,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888