

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

8 Worrell Street, Nunawading Vic 3131

Indicative selling price

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

Single price

\$1,138,000

Median sale price

Median price

\$1,213,500

Property Type

House

Suburb

Nunawading

Period - From

01/07/2025

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	Price	Date of sale
1	1 Haig Ct DONCASTER EAST 3109	\$1,105,000	08/11/2025
2	7 Grosvenor St BLACKBURN NORTH 3130	\$1,300,500	01/11/2025
3	23 Winchester Rd NUNAWADING 3131	\$1,053,000	13/09/2025

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:

01/12/2025 11:53



 3  1  2

Property Type: House (Res)
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$1,138,000
Median House Price
September quarter 2025: \$1,213,500

Comparable Properties



1 Haig Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,105,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 691 sqm approx



7 Grosvenor St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,300,500
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 984 sqm approx



23 Winchester Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,053,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 659 sqm approx