## 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	8 Worrell Street, Nunawading Vic 3131
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000

### Median sale price

Median price	\$1,213,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	7 Grosvenor St BLACKBURN NORTH 3130	\$1,300,500	01/11/2025
2	23 Winchester Rd NUNAWADING 3131	\$1,053,000	13/09/2025
3	5 Nielsen Av NUNAWADING 3131	\$1,150,000	08/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 17:09









Property Type: House Land Size: 782 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median House Price** September quarter 2025: \$1,213,500

# Comparable Properties



7 Grosvenor St BLACKBURN NORTH 3130 (REI)



Price: \$1,300,500 Method: Auction Sale Date: 01/11/2025

Property Type: House (Res) Land Size: 984 sqm approx

**Agent Comments** 



23 Winchester Rd NUNAWADING 3131 (REI)





**Agent Comments** 

Price: \$1,053,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 659 sqm approx

5 Nielsen Av NUNAWADING 3131 (REI/VG)



**Agent Comments** 

Price: \$1,150,000

Method: Sold Before Auction

Date: 08/05/2025

Property Type: House (Res) Land Size: 707 sqm approx

Account - Barry Plant | P: 03 9842 8888



