

# 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

9 Roger Court, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Nunawading

Period - From 01/01/2024 to 31/12/2024 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	3 Ferdinand St NUNAWADING 3131	\$980,000	04/03/2025
2	1 Lynne Ct NUNAWADING 3131	\$1,040,000	19/12/2024
3	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024

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:

12/03/2025 11:41

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2024: \$1,190,000



3 1 3

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

Agent Comments

## Comparable Properties



**3 Ferdinand St NUNAWADING 3131 (REI)**

Agent Comments

3 1 1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**1 Lynne Ct NUNAWADING 3131 (REI)**

Agent Comments

3 1 2

**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 19/12/2024

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**23 Tasman Av NUNAWADING 3131 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 593 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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