

# 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

45 Ashwood Drive, Nunawading Vic 3131

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,301,000 Property Type House Suburb Nunawading

Period - From 01/10/2025 to 31/12/2025 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	92 Luckie St NUNAWADING 3131	\$1,270,000	07/02/2026
2	12 Jubilee St NUNAWADING 3131	\$1,230,000	11/12/2025
3	12 Outlook Dr NUNAWADING 3131	\$1,210,000	29/10/2025

**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:

14/03/2026 10:18



5 2 2

**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 December quarter 2025: \$1,301,000

## Comparable Properties



**92 Luckie St NUNAWADING 3131 (REI)**

Agent Comments

4 2 4

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx



**12 Jubilee St NUNAWADING 3131 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House  
**Land Size:** 627 sqm approx



**12 Outlook Dr NUNAWADING 3131 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx

Account - Harcourts Vermont South | P: 03 98861008