

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

1/16 EFRON STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

8 ALEXANDER STREET MITCHAM VIC 3132	\$1,270,000	11-Apr-26
4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$1,220,000	17-Dec-25
1/121 SURREY ROAD BLACKBURN VIC 3130	\$1,245,000	06-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 25 April 2026



8 ALEXANDER STREET MITCHAM VIC 3132

 4  3  2

Sold Price ^{RS} **\$1,270,000** Sold Date **11-Apr-26**

Distance **1.04km**



4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

 4  3  2

Sold Price **\$1,220,000** Sold Date **17-Dec-25**

Distance **1.4km**



1/121 SURREY ROAD BLACKBURN VIC 3130

 4  3  2

Sold Price **\$1,245,000** Sold Date **06-Jan-26**

Distance **1.88km**



2/115 BRUNSWICK ROAD MITCHAM VIC 3132

 4  3  2

Sold Price **\$1,290,000** Sold Date **09-Jan-26**

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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