

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

1/50 LUCKIE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Aug 2024

to

31 Jul 2025

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

7/51 MCCULLOCH STREET NUNAWADING VIC 3131	\$535,000	22-Jun-25
20/39-41 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$623,800	19-Jul-25
7/84 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$585,000	13-Jun-25

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: 01 August 2025

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**7/51 MCCULLOCH STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$535,000** Sold Date **22-Jun-25**

Distance **0.87km**



**20/39-41 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price ^{RS} **\$623,800** Sold Date **19-Jul-25**

Distance **1.2km**



**7/84 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$585,000** Sold Date **13-Jun-25**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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