

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

19 Koroit Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Nunawading

Period - From 01/04/2025 to 31/03/2026 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 | 2 Newman Rd NUNAWADING 3131 | \$1,172,000 | 14/02/2026 |
| 2 | 5 Cyprus Av NUNAWADING 3131 | \$1,115,000 | 28/11/2025 |
| 3 | | | |

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: 21/04/2026 10:18



 4  1  2

Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,230,000

Comparable Properties



2 Newman Rd NUNAWADING 3131 (REI)

Agent Comments

 4  1  2

Price: \$1,172,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 743 sqm approx



5 Cyprus Av NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,115,000
Method: Sold Before Auction
Date: 28/11/2025
Rooms: 11
Property Type: House (Res)
Land Size: 597 sqm approx

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.