

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

5/16 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Other

Suburb

Nunawading

Period-from

01 May 2025

to

30 Apr 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

5/4 WEST STREET NUNAWADING VIC 3131	\$950,000	30-Mar-26
2A TREVOR COURT NUNAWADING VIC 3131	\$1,160,500	31-Jan-26
2/44 LUCKIE STREET NUNAWADING VIC 3131	\$1,045,000	25-Mar-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: 01 May 2026



**5/4 WEST STREET NUNAWADING
VIC 3131**

3 2 2

Sold Price

^{RS} **\$950,000**

Sold Date

30-Mar-26

Distance

1.53km



**2A TREVOR COURT NUNAWADING
VIC 3131**

3 2 2

Sold Price

\$1,160,500

Sold Date

31-Jan-26

Distance

0.52km



**2/44 LUCKIE STREET
NUNAWADING VIC 3131**

3 2 2

Sold Price

\$1,045,000

Sold Date

25-Mar-26

Distance

1.01km



**2/3 DAGOLA AVENUE
NUNAWADING VIC 3131**

3 2 1

Sold Price

^{RS} **\$1,235,000**

Sold Date

11-Apr-26

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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