

## 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

56-74 STATION STREET NUNAWADING VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$925,000

&

\$1,230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

Units

Suburb

Nunawading

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

2/4 KOROIT STREET NUNAWADING VIC 3131	1170000	01-Mar-25
19/12 SHORT STREET VERMONT VIC 3133	1116000	12-Jul-24
3/19 HALLS PARADE MITCHAM VIC 3132	1230000	08-Feb-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: 05 July 2025



**2/4 KOROIT STREET  
NUNAWADING VIC 3131**

3 2 2

Sold Price **1170000** Sold Date **01-Mar-25**

Distance **1.23km**



**19/12 SHORT STREET VERMONT  
VIC 3133**

3 2 2

Sold Price **1116000** Sold Date **12-Jul-24**

Distance **1.7km**



**3/19 HALLS PARADE MITCHAM VIC  
3132**

3 2 2

Sold Price **1230000** Sold Date **08-Feb-25**

Distance **1.87km**



**2/61 LUCKNOW STREET MITCHAM  
VIC 3132**

3 2 2

Sold Price **1160000** Sold Date **17-Mar-25**

Distance **1.16km**



**23/520 MITCHAM ROAD MITCHAM  
VIC 3132**

3 2 1

Sold Price **940000** Sold Date **12-Apr-25**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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