

# 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

98 Junction Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,301,000

Property Type House

Suburb Nunawading

Period - From 01/10/2025

to

31/12/2025

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	12 Jubilee St NUNAWADING 3131	\$1,230,000	11/12/2025
2	32 Burnt St NUNAWADING 3131	\$1,342,000	19/11/2025
3	7 Grosvenor St BLACKBURN NORTH 3130	\$1,300,500	01/11/2025

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:

29/01/2026 15:51

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2025: \$1,301,000



4 2 2

**Property Type:** House

**Land Size:** 871 sqm approx

**Agent Comments**

## Comparable Properties



**12 Jubilee St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House

**Land Size:** 627 sqm approx



**32 Burnt St NUNAWADING 3131 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,342,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 828 sqm approx



**7 Grosvenor St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,300,500

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 984 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**