

## 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

Range between \$1,200,000 & \$1,300,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,301,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Nunawading</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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

Sam Kocuk  
8841 4888  
0419 311 222

samkocuk@jelliscraig.com.au

**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)**



3



2



1

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

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House

**Land Size:** 627 sqm approx

Agent Comments



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



4



1



2

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

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 828 sqm approx

Agent Comments



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



3



1



2

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

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 984 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888