

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 2/7 Homewood Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Nunawading

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	2/178 Central Rd NUNAWADING 3131	\$1,020,000	11/10/2025
2	20 Laughlin Av NUNAWADING 3131	\$972,500	25/02/2026
3	1/87 Springvale Rd NUNAWADING 3131	\$910,000	01/12/2025

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: 02/03/2026 13:30

Luke Donohoe

9908 5700

0421 074 608

lukedonohoe@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

02/03/2025 - 01/03/2026: \$1,010,000



3 2 2

Property Type: Townhouse

Land Size: 339 sqm approx

Agent Comments

Comparable Properties



2/178 Central Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Private Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 219 sqm approx



20 Laughlin Av NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$972,500

Method: Sold Before Auction

Date: 25/02/2026

Property Type: Unit

Land Size: 292 sqm approx



1/87 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000

Method: Sold Before Auction

Date: 01/12/2025

Property Type: Townhouse (Res)

Land Size: 249 sqm approx

Account - Jellis Craig | P: (03) 9908 5700