

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

41 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

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	20 Laughlin Av NUNAWADING 3131	\$972,500	25/02/2026
2	5 Holberry St NUNAWADING 3131	\$1,165,000	21/02/2026
3	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026

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:

27/02/2026 08:51

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 3  2  2

Property Type: House
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
December quarter 2025: \$1,301,000

Comparable Properties



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

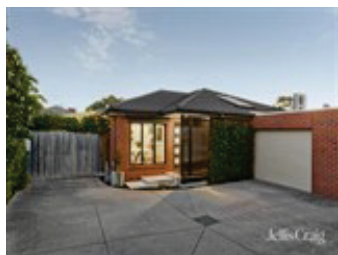


5 Holberry St NUNAWADING 3131 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,165,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit
Land Size: 389 sqm approx



2/38 High St NUNAWADING 3131 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,033,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

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