

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

3/16 EFRON STREET NUNAWADING VIC 3131

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,161,800

Property type

Other

Suburb

Nunawading

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

1/87 SPRINGVALE ROAD NUNAWADING VIC 3131	\$910,000	01-Dec-25
2/46 LUCKIE STREET NUNAWADING VIC 3131	\$925,000	18-Oct-25
5/39 WOODDALE GROVE DONVALE VIC 3111	\$910,000	11-Aug-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: 09 February 2026



**1/87 SPRINGVALE ROAD
NUNAWADING VIC 3131**

3 2 1

Sold Price **\$910,000** Sold Date **01-Dec-25**

Distance **0.61km**



**2/46 LUCKIE STREET
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$925,000** Sold Date **18-Oct-25**

Distance **1.05km**



**5/39 WOODDALE GROVE
DONVALE VIC 3111**

3 2 2

Sold Price **\$910,000** Sold Date **11-Aug-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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