

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

15 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	2 Newman Rd NUNAWADING 3131	\$1,172,000	14/02/2026
2	14 Eugenia St NUNAWADING 3131	\$1,039,200	13/10/2025
3	35 Betula Av NUNAWADING 3131	\$1,195,000	06/09/2025

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 11:14

Daniel Bullen
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,301,000



2 1 2

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Comparable Properties



2 Newman Rd NUNAWADING 3131 (REI)

Agent Comments

4 1 2

Price: \$1,172,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 743 sqm approx

14 Eugenia St NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$1,039,200

Method: Sale

Date: 13/10/2025

Property Type: House (Res)

Land Size: 616 sqm approx



35 Betula Av NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 4

Price: \$1,195,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 586 sqm approx

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