

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

4/16 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Other

Suburb

Nunawading

Period-from

01 Mar 2025

to

28 Feb 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

2 HARDWOOD COURT MITCHAM VIC 3132	\$1,138,000	02-Feb-26
27 DUNLAVIN ROAD MITCHAM VIC 3132	\$1,172,300	23-Dec-25
4/1 BOWEN ROAD DONCASTER EAST VIC 3109	\$1,100,000	24-Feb-26

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: 16 March 2026



2 HARDWOOD COURT MITCHAM VIC 3132

Sold Price

^{RS}

\$1,138,000

Sold Date

02-Feb-26

 4  3  2

Distance

0.6km



27 DUNLAVIN ROAD MITCHAM VIC 3132

Sold Price

^{RS}

\$1,172,300

^{UN}

Sold Date

23-Dec-25

 4  3  2

Distance

0.57km



4/1 BOWEN ROAD DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,100,000

Sold Date

24-Feb-26

 4  3  2

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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