

# 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 g04/12 Wood Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$764,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2025 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	302/12 Wood St NUNAWADING 3131	\$531,000	16/02/2026
2	G05/370-372 Mitcham Rd MITCHAM 3132	\$490,000	31/12/2025
3	405/12 Wood St NUNAWADING 3131	\$510,000	06/10/2025

**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: 03/03/2026 17:44



**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
Year ending December 2025: \$764,000

## Comparable Properties



**302/12 Wood St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$531,000  
**Method:** Private Sale  
**Date:** 16/02/2026  
**Property Type:** Apartment



**G05/370-372 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 31/12/2025  
**Property Type:** Apartment



**405/12 Wood St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** Apartment