

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

1/40 LINDSAY AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,000

Property type

Unit

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

5/1-3 CREST GROVE NUNAWADING VIC 3131	\$675,000	25-Dec-25
1/22 LUCKIE STREET NUNAWADING VIC 3131	\$643,000	13-Dec-25
1/482-484 MITCHAM ROAD MITCHAM VIC 3132	\$650,000	25-Oct-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.

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**5/1-3 CREST GROVE
 NUNAWADING VIC 3131**

 2  1  1

Sold Price ^{RS} **\$675,000** Sold Date **25-Dec-25**

Distance **0.19km**



**1/22 LUCKIE STREET
 NUNAWADING VIC 3131**

 2  1  1

Sold Price ^{RS} **\$643,000** Sold Date **13-Dec-25**

Distance **0.91km**



**1/482-484 MITCHAM ROAD
 MITCHAM VIC 3132**

 2  1  1

Sold Price **\$650,000** Sold Date **25-Oct-25**

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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