

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

1/185-187 Central Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$833,500 Property Type Unit Suburb Nunawading

Period - From 01/04/2025 to 31/03/2026 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	1/43 Glen Ebor Av BLACKBURN 3130	\$1,450,000	15/03/2026
2	3/43-45 Shady Gr NUNAWADING 3131	\$1,425,000	13/12/2025
3	48 Mount Pleasant Rd NUNAWADING 3131	\$1,305,000	29/11/2025

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:

23/04/2026 09:52

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

Year ending March 2026: \$833,500



3 2 2

Property Type: Unit

Land Size: 496 sqm approx

Agent Comments

Comparable Properties



1/43 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 15/03/2026

Property Type: Townhouse (Res)

Land Size: 355 sqm approx



3/43-45 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

3 2 4

Price: \$1,425,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Land Size: 449 sqm approx



48 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,305,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 384 sqm approx

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