

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

9 Nott Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,230,000 Property Type House 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	5/4 West St NUNAWADING 3131	\$950,000	30/03/2026
2	1/412 Canterbury Rd FOREST HILL 3131	\$915,000	23/01/2026
3	2/41 Betula Av NUNAWADING 3131	\$935,000	10/12/2025

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:

17/04/2026 10:47



3 1 1

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
Year ending March 2026: \$1,230,000

Comparable Properties



5/4 West St NUNAWADING 3131 (REI)

[Agent Comments](#)

3 2 2

Price: \$950,000
Method: Private Sale
Date: 30/03/2026
Property Type: Townhouse (Single)
Land Size: 161 sqm approx



1/412 Canterbury Rd FOREST HILL 3131 (VG)

[Agent Comments](#)

3 - -

Price: \$915,000
Method: Sale
Date: 23/01/2026
Property Type: Strata Unit/Villa Unit/Townhouse - Single
OYO Unit



2/41 Betula Av NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$935,000
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Single)
Land Size: 226 sqm approx

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