

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

52 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,200,000 Property Type House 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	6 The Glade MITCHAM 3132	\$1,257,500	21/02/2026
2	25 Tasman Av NUNAWADING 3131	\$975,000	30/01/2026
3	8 Worrell St NUNAWADING 3131	\$1,088,000	11/12/2025

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:

23/02/2026 11:55

Miranda Bailey
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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2025: \$1,200,000



 3  1  1

Property Type: House

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



6 The Glade MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,257,500

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 653 sqm approx



25 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$975,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 598 sqm approx



8 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,088,000

Method: Private Sale

Date: 11/12/2025

Property Type: House (Res)

Land Size: 783 sqm approx

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