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	3/12 EAST INDIA 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$893,750	Property type	Unit	Suburb	Nunawading
Period-from	01 Jun 2025	to	31 May 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
2/7 JUBILEE STREET NUNAWADING VIC 3131	$850,000	14-Mar-26
1A LEMON GROVE NUNAWADING VIC 3131	$892,500	14-Feb-26
7/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131	$935,000	19-Mar-26

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.~~

This Statement of Information was prepared on: 17 June 2026

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2/7 JUBILEE STREET NUNAWADING VIC 3131

2 2 1

Sold Price **$850,000** Sold Date **14-Mar-26**

Distance **1.14km**



1A LEMON GROVE NUNAWADING VIC 3131

3 2 1

Sold Price **$892,500** Sold Date **14-Feb-26**

Distance **1.82km**



7/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131

3 2 1

Sold Price **$935,000** Sold Date **19-Mar-26**

Distance **0.26km**

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

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