

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 5/93 Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,025,000 Property Type Townhouse Suburb Nunawading

Period - From 07/07/2025 to 06/07/2026 Source Property Data

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 Delhi St MITCHAM 3132	\$873,000	24/04/2026
2	5/4 West St NUNAWADING 3131	\$950,000	30/03/2026
3	2/68 Mount Pleasant Rd NUNAWADING 3131	\$757,000	28/03/2026

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: 07/07/2026 09:14



 2  2  1

Property Type: Townhouse

Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

07/07/2025 - 06/07/2026: \$1,025,000

Comparable Properties



6 Delhi St MITCHAM 3132 (REI)

Agent Comments

 2  2  1

Price: \$873,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Land Size: 186 sqm approx



5/4 West St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 30/03/2026

Property Type: Townhouse (Single)

Land Size: 161 sqm approx



2/68 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$757,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 127 sqm approx

Account - Barry Plant | P: 03 9874 3355



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