

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 95a Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Nunawading

Period - From 23/02/2025 to 22/02/2026 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	25 Tasman Av NUNAWADING 3131	\$975,000	30/01/2026
2	8 Worrell St NUNAWADING 3131	\$1,088,000	11/12/2025
3	20 Olwen St NUNAWADING 3131	\$1,100,000	20/11/2025

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: 23/02/2026 14:31



 3  1 

Property Type: House
Land Size: 718 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,050,000
Median House Price
 23/02/2025 - 22/02/2026: \$1,190,000

Comparable Properties



25 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

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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



20 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9874 3355