

## 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

10 Evandale Avenue, Nunawading Vic 3131

#### Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

#### Median sale price

Median price

\$1,301,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2025

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                              | 3 Kett St NUNAWADING 3131     | \$2,373,000 | 06/12/2025   |
| 2                              | 24 Olwen St NUNAWADING 3131   | \$1,840,000 | 14/10/2025   |
| 3                              | 1 Cottrell Ct NUNAWADING 3131 | \$2,220,000 | 20/09/2025   |

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:

23/01/2026 13:53



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,300,000

**Median House Price**

December quarter 2025: \$1,301,000

## Comparable Properties



**3 Kett St NUNAWADING 3131 (REI)**



**Price:** \$2,373,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 761 sqm approx

Agent Comments



**24 Olwen St NUNAWADING 3131 (REI/VG)**



**Price:** \$1,840,000

**Method:** Sold Before Auction

**Date:** 14/10/2025

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

Agent Comments



**1 Cottrell Ct NUNAWADING 3131 (REI/VG)**



**Price:** \$2,220,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 581 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888