

# 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

7 Lemon Grove, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$895,000

### Median sale price

Median price \$1,240,000 Property Type House Suburb Nunawading

Period - From 01/01/2026 to 31/03/2026 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	1/5 Lemon Gr NUNAWADING 3131	\$915,500	16/05/2026
2	3/9 Creek Rd MITCHAM 3132	\$815,000	09/05/2026
3	1a Lemon Gr NUNAWADING 3131	\$892,500	14/02/2026

**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:

29/05/2026 12:28



 3   
  1   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$820,000 - \$895,000

**Median House Price**

March quarter 2026: \$1,240,000

## Comparable Properties



**1/5 Lemon Gr NUNAWADING 3131 (REI)**

Agent Comments

 3   
  1   
  2

**Price:** \$915,500

**Method:** Auction Sale

**Date:** 16/05/2026

**Property Type:** Unit

**Land Size:** 248 sqm approx



**3/9 Creek Rd MITCHAM 3132 (REI)**

Agent Comments

 3   
  1   
  1

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** Unit

**Land Size:** 245 sqm approx



**1a Lemon Gr NUNAWADING 3131 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$892,500

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 356 sqm approx

Account - Barry Plant | P: 03 9842 8888