

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

Single price \$885,000

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:

22/06/2026 10:33



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$885,000

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



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