

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 Lorikeet Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Nunawading

Period - From 01/07/2025

to

30/06/2026

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	17 Mcclares Rd VERMONT 3133	\$1,230,000	07/09/2026
2	27 Lasiandra Av NUNAWADING 3131	\$1,100,000	12/08/2026
3	2 Norman St MITCHAM 3132	\$1,150,000	18/03/2026

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:

15/09/2026 16:15



 4  2  1

Property Type: House
Land Size: 882 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2026: \$1,220,000

Comparable Properties



17 McClares Rd VERMONT 3133 (REI)

Agent Comments

 4  2  4

Price: \$1,230,000
Method: Private Sale
Date: 07/09/2026
Property Type: House
Land Size: 712 sqm approx



27 Lasiandra Av NUNAWADING 3131 (REI)

Agent Comments

 5  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 12/08/2026
Property Type: House (Res)
Land Size: 664 sqm approx



2 Norman St MITCHAM 3132 (REI)

Agent Comments

 4  2  4

Price: \$1,150,000
Method: Private Sale
Date: 18/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 843 sqm approx

Account - Barry Plant | P: 03 9874 3355