

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 Olwen Street, Nunawading Vic 3131

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Nunawading

Period - From 30/04/2025

to 29/04/2026

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	9 Olwen St NUNAWADING 3131	\$1,060,000	28/03/2026
2	413 Springfield Rd MITCHAM 3132	\$995,000	28/03/2026
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:

30/04/2026 16:30



 3  1  2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$945,000

Median House Price

30/04/2025 - 29/04/2026: \$1,210,000

Comparable Properties



9 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,060,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx



413 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$995,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 612 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