

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 5/4 West Street, Nunawading Vic 3131

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$1,010,000

Property Type Townhouse

Suburb Nunawading

Period - From 03/03/2025

to 02/03/2026

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	3/64 Carween Av MITCHAM 3132	\$915,000	06/12/2025
2	3/19 Luckie St NUNAWADING 3131	\$961,000	25/10/2025
3	2/46 Luckie St NUNAWADING 3131	\$925,000	18/10/2025

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:

03/03/2026 16:19



 3  2  2

Property Type: Townhouse (Res)

Land Size: 161 sqm approx

Agent Comments

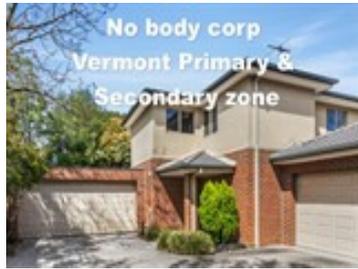
Indicative Selling Price

\$949,000

Median Townhouse Price

03/03/2025 - 02/03/2026: \$1,010,000

Comparable Properties



3/64 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$915,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Land Size: 191 sqm approx



3/19 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$961,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 210 sqm approx



2/46 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$925,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888