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<br>Including suburb and postcode | 1/4 Worrell Street, Nunawading Vic 3131 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $986,250 Property Type Townhouse Suburb Nunawading

Period - From 11/08/2024 to 10/08/2025 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 | 2/7 Crest Gr NUNAWADING 3131 | $875,000 | 28/06/2025 |
| 2 | 7/8 Harrison St MITCHAM 3132 | $990,000 | 15/05/2025 |
| 3 | 2/39 Wooddale Gr DONVALE 3111 | $950,000 | 08/05/2025 |

**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: 11/08/2025 16:22

# 1/4 Worrell Street, Nunawading Vic 3131



3 2 2

**Property Type:** Townhouse
**Land Size:** 261 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median Townhouse Price**
11/08/2024 - 10/08/2025: $986,250

## Comparable Properties



**2/7 Crest Gr NUNAWADING 3131 (REI)**

3 2 2

**Price:** $875,000
**Method:** Auction Sale
**Date:** 28/06/2025
**Property Type:** Townhouse (Res)

Agent Comments



**7/8 Harrison St MITCHAM 3132 (REI/VG)**

3 2 2

**Price:** $990,000
**Method:** Private Sale
**Date:** 15/05/2025
**Property Type:** Townhouse (Single)
**Land Size:** 205 sqm approx

Agent Comments



**2/39 Wooddale Gr DONVALE 3111 (REI/VG)**

3 2 2

**Price:** $950,000
**Method:** Private Sale
**Date:** 08/05/2025
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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