

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

37 Worrell Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,032,500

Property Type House

Suburb Nunawading

Period - From 01/04/2026

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	14 Cyprus Av NUNAWADING 3131	\$1,004,500	30/05/2026
2	7 Renfrew St BLACKBURN NORTH 3130	\$940,000	09/05/2026
3	56 Lisbeth Av DONVALE 3111	\$1,050,000	18/04/2026

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:

08/07/2026 17:23



 3  1  4

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
June quarter 2026: \$1,032,500

Comparable Properties



14 Cyprus Av NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,004,500
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 582 sqm approx



7 Renfrew St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$940,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 531 sqm approx



56 Lisbeth Av DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Private Sale
Date: 18/04/2026
Property Type: House
Land Size: 809 sqm approx

Account - Barry Plant | P: 03 9842 8888