

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

1/185 Central Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$777,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/01/2026

to

31/03/2026

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 Peel St MITCHAM 3132	\$1,505,000	13/12/2025
2	3/43-45 Shady Gr NUNAWADING 3131	\$1,425,000	13/12/2025
3	6/16 Florence St BLACKBURN 3130	\$1,615,000	22/11/2025

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:

13/04/2026 11:48

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Unit Price

March quarter 2026: \$777,000



3 2 2

Property Type: Unit

Land Size: 497 sqm approx

Agent Comments

Comparable Properties



17 Peel St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 4

Price: \$1,505,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 630 sqm approx



3/43-45 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

3 2 4

Price: \$1,425,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Land Size: 449 sqm approx



6/16 Florence St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,615,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 468 sqm approx

Account - Jellis Craig | P: (03) 9908 5700