

# 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

1/19 Eugenia Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$818,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2023 to 31/12/2023 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.

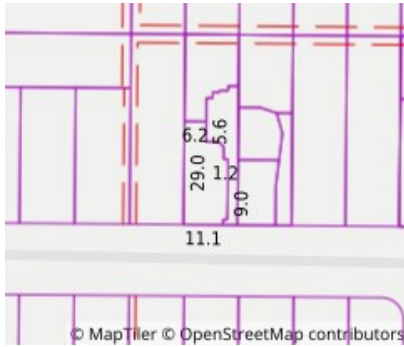
	Address of comparable property	Price	Date of sale
1	2a Russell St NUNAWADING 3131	\$895,000	15/01/2024
2	4/11 Davy La FOREST HILL 3131	\$815,000	15/02/2024
3	2/296 Springvale Rd FOREST HILL 3131	\$750,000	03/02/2024

**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:

11/04/2024 07:20



3   1   2

**Rooms:** 4  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$820,000  
**Median Unit Price**  
 December quarter 2023: \$818,000

## Comparable Properties



**2a Russell St NUNAWADING 3131 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 15/01/2024  
**Property Type:** House  
**Land Size:** 288 sqm approx



**4/11 Davy La FOREST HILL 3131 (REI)**

Agent Comments

3   2   2

**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2024  
**Property Type:** Unit



**2/296 Springvale Rd FOREST HILL 3131 (REI)**

Agent Comments

3   1   1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** Unit

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