

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

11 Lorikeet Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Nunawading

Period - From 01/01/2025

to

31/12/2025

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	27 Stevens Rd VERMONT 3133	\$1,065,500	28/02/2026
2	304 Springvale Rd FOREST HILL 3131	\$950,000	30/10/2025
3	30 Church St MITCHAM 3132	\$990,000	11/10/2025

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:

23/03/2026 11:06



3 bedrooms 1 bathroom 0 cars

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending December 2025: \$1,200,000

Comparable Properties



27 Stevens Rd VERMONT 3133 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,065,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 535 sqm approx



304 Springvale Rd FOREST HILL 3131 (VG)

Agent Comments

3 bedrooms - bathroom - cars

Price: \$950,000
Method: Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 539 sqm approx



30 Church St MITCHAM 3132 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom - cars

Price: \$990,000
Method: Private Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 596 sqm approx

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