

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	20a Laughlin Avenue, Nunawading Vic 3131
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Indicative selling price

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

Range between \$875,000 & \$950,000

Median sale price

Median price	\$785,000	Property Type	Unit	Suburb	Nunawading
Period - From	27/03/2025	to	26/03/2026	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	20 Laughlin Av NUNAWADING 3131	\$972,500	25/02/2026
2	1a Lemon Gr NUNAWADING 3131	\$892,500	14/02/2026
3			

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: 27/03/2026 11:56



Property Type: Unit

Land Size: 294 sqm approx

Agent Comments

Comparable Properties



20 Laughlin Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$972,500

Method: Sold Before Auction

Date: 25/02/2026

Property Type: Unit

Land Size: 292 sqm approx



1a Lemon Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$892,500

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 356 sqm approx

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.