

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

25 Haros Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Nunawading

Period - From 01/07/2025

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	6 Thelma St NUNAWADING 3131	\$1,391,000	15/07/2026
2	4 Carter Av NUNAWADING 3131	\$1,310,000	09/05/2026
3	11 Mardion Dr NUNAWADING 3131	\$1,410,000	09/05/2026

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:

02/09/2026 16:05



Property Type: House

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



6 Thelma St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,391,000

Method: Private Sale

Date: 15/07/2026

Property Type: House

Land Size: 721 sqm approx



4 Carter Av NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 618 sqm approx



11 Mardion Dr NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 625 sqm approx