

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	27 Lasiandra 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 \$1,050,000 & \$1,150,000

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	91 Husband Rd FOREST HILL 3131	\$1,090,000	10/04/2026
2	65 Shady Gr FOREST HILL 3131	\$1,028,000	12/03/2026
3	63 Mount Pleasant Rd NUNAWADING 3131	\$1,170,000	28/02/2026

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: 31/07/2026 17:03



5 2 2

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2026: \$1,220,000

Comparable Properties



91 Husband Rd FOREST HILL 3131 (VG)

Agent Comments

4 - -

Price: \$1,090,000

Method: Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 589 sqm approx



65 Shady Gr FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,028,000

Method: Private Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx



63 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 772 sqm approx

Account - Jellis Craig | P: 03 9870 6211