

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

29 Lasiandra Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Nunawading

Period - From 01/04/2025

to

31/03/2026

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	37 Mcculloch St NUNAWADING 3131	\$1,208,000	28/02/2026
2	9 Carween Av MITCHAM 3132	\$1,290,000	21/02/2026
3	318 Springvale Rd FOREST HILL 3131	\$1,288,000	24/01/2026

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:

06/05/2026 18:55



 3  1  2

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending March 2026: \$1,230,000

Comparable Properties



37 McCulloch St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,208,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 587 sqm approx



9 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,290,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 728 sqm approx



318 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,288,000
Method: Private Sale
Date: 24/01/2026
Property Type: House
Land Size: 913 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481