

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

36 ROBERTSON ROAD NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Other

Suburb

Nunawading

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

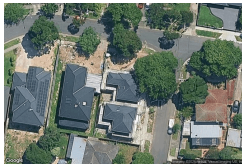
Date of sale

20 SHERMAN STREET FOREST HILL VIC 3131	\$1,461,000	25-Feb-26
2A SYLVAN COURT FOREST HILL VIC 3131	\$1,374,700	26-Apr-26
1A AROONA AVENUE MITCHAM VIC 3132	\$1,550,000	29-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 02 July 2026



20 SHERMAN STREET FOREST HILL VIC 3131

 4  3  2

Sold Price

\$1,461,000

Sold Date

25-Feb-26

Distance

1.77km



2A SYLVAN COURT FOREST HILL VIC 3131

 4  3  2

Sold Price

^{RS} **\$1,374,700**

Sold Date

26-Apr-26

Distance

1.79km



1A AROONA AVENUE MITCHAM VIC 3132

 4  3  2

Sold Price

\$1,550,000

Sold Date

29-Apr-26

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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