

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

4/17 Tunstall Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$821,000

Property Type

Unit

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	7/19 Burnt St NUNAWADING 3131	\$410,000	02/05/2026
2	205/435-439 Whitehorse Rd MITCHAM 3132	\$415,000	12/02/2026
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:

05/08/2026 14:27



 1  1  1

Rooms: 3
Property Type: Unit
Land Size: 90 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
Year ending June 2026: \$821,000

Comparable Properties



7/19 Burnt St NUNAWADING 3131 (REI/VG)

Agent Comments

 1  1  1

Price: \$410,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit



205/435-439 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

 1  1  1

Price: \$415,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044