

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

51 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$870,000 & \$957,000

Median sale price

Median price

\$811,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/04/2026

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	1/5 Lemon Gr NUNAWADING 3131	\$915,500	16/05/2026
2	1/32-34 Burnett St MITCHAM 3132	\$950,000	29/04/2026
3	7/198-208 Springvale Rd NUNAWADING 3131	\$935,000	19/03/2026

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:

20/08/2026 11:01



3
 1
 2

Property Type:
 Divorce/Estate/Family Transfers
Land Size: 248 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$957,000
Median Unit Price
 June quarter 2026: \$811,000

Comparable Properties



1/5 Lemon Gr NUNAWADING 3131 (REI/VG)

Agent Comments

3
 1
 2

Price: \$915,500
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit
Land Size: 248 sqm approx



1/32-34 Burnett St MITCHAM 3132 (REI)

Agent Comments

3
 2
 2

Price: \$950,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



7/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

3
 2
 1

Price: \$935,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799