

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

6 WEST STREET 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Nunawading

Period-from

01 Aug 2025

to

31 Jul 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

7 LEMON GROVE NUNAWADING VIC 3131	\$885,000	08-Jul-26
2 NEWPORT STREET NUNAWADING VIC 3131	\$905,000	04-Jun-26
1/5 LEMON GROVE NUNAWADING VIC 3131	\$915,500	16-May-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: 27 August 2026


**7 LEMON GROVE NUNAWADING
VIC 3131**
 3  1  1

Sold Price

^{RS}
\$885,000

Sold Date

08-Jul-26

Distance

1.67km

**2 NEWPORT STREET
NUNAWADING VIC 3131**
 3  1  1

Sold Price

\$905,000

Sold Date

04-Jun-26

Distance

1.83km

**1/5 LEMON GROVE NUNAWADING
VIC 3131**
 3  2  2

Sold Price

\$915,500

Sold Date

16-May-26

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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