

## 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  
10 Efron Street, Nunawading Vic 3131

#### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,200,000 Property Type House Suburb Nunawading  
Period - From 01/01/2025 to 31/12/2025 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	15 Niagara Rd DONVALE 3111	\$1,215,000	06/12/2025
2	16 Moresby St MITCHAM 3132	\$1,248,000	22/11/2025
3	14 Vasey Gr DONVALE 3111	\$1,255,000	13/11/2025

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:

22/01/2026 22:35



4



2



3

**Property Type:** House**Land Size:** 974 sqm approx**Agent Comments****Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending December 2025: \$1,200,000

## Comparable Properties



### 15 Niagara Rd DONVALE 3111 (REI)



5



2



2

**Price:** \$1,215,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** House (Res)**Land Size:** 787 sqm approx**Agent Comments**

### 16 Moresby St MITCHAM 3132 (REI)



3



1



2

**Price:** \$1,248,000**Method:** Auction Sale**Date:** 22/11/2025**Property Type:** House (Res)**Land Size:** 895 sqm approx**Agent Comments**

### 14 Vasey Gr DONVALE 3111 (REI/VG)



3



2



2

**Price:** \$1,255,000**Method:** Sold Before Auction**Date:** 13/11/2025**Property Type:** House (Res)**Land Size:** 887 sqm approx**Agent Comments**

**Account - McGrath Box Hill | P: 03 9889 8800**