

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

28 OLWEN 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	\$1,850,000	&	\$1,950,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,150,000	Property type	House	Suburb	Nunawading
Period-from	01 Jan 2025	to	31 Dec 2025	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
1 GREENGLADE COURT BLACKBURN NORTH VIC 3130	\$1,880,000	25-Oct-25
61 RUSSELL CRESCENT DONCASTER EAST VIC 3109	\$1,935,000	20-Nov-25
5 LEON COURT DONVALE VIC 3111	\$1,930,000	20-Sep-25

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: 28 January 2026



1 GREENGLADE COURT
BLACKBURN NORTH VIC 3130

4 3 2

Sold Price

\$1,880,000 Sold Date 25-Oct-25

Distance 1.41km



61 RUSSELL CRESCENT
DONCASTER EAST VIC 3109

5 3 2

Sold Price

^{RS} \$1,935,000

^{UN} Sold Date 20-Nov-25

Distance 1.82km



5 LEON COURT DONVALE VIC 3111

Sold Price

\$1,930,000

Sold Date 20-Sep-25

5 2 2

Distance 1.79km

RS = Recent sale

UN = Undisclosed Sale

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