

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

2/7 JUBILEE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Feb 2025

to

31 Jan 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

3/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$717,000	21-Oct-25
3/98-100 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$680,000	15-Nov-25
3/69 LABURNUM STREET BLACKBURN VIC 3130	\$788,000	30-Oct-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: 11 February 2026



**3/31 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

2 1 1

Sold Price

\$717,000

Sold Date

21-Oct-25

Distance

1.17km



**3/98-100 MOUNT PLEASANT
ROAD NUNAWADING VIC 3131**

2 1 1

Sold Price

\$680,000

Sold Date

15-Nov-25

Distance

1.73km



**3/69 LABURNUM STREET
BLACKBURN VIC 3130**

2 1 1

Sold Price

\$788,000

Sold Date

30-Oct-25

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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