

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

9 Roger Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Nunawading

Period - From 01/01/2024

to 31/12/2024

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	3 Ferdinand St NUNAWADING 3131	\$980,000	04/03/2025
2	1 Lynne Ct NUNAWADING 3131	\$1,040,000	19/12/2024
3	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024

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:

12/03/2025 11:41

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2024: \$1,190,000



3 1 3

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



3 Ferdinand St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 04/03/2025

Property Type: House (Res)

Land Size: 586 sqm approx



1 Lynne Ct NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,040,000

Method: Auction Sale

Date: 19/12/2024

Property Type: House (Res)

Land Size: 801 sqm approx



23 Tasman Av NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 593 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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