

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

44 Sandy Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,213,500

Property Type House

Suburb Nunawading

Period - From 01/07/2025

to

30/09/2025

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	69 Central Rd BLACKBURN 3130	\$1,460,000	20/09/2025
2	11 Julie St BLACKBURN NORTH 3130	\$1,370,000	06/09/2025
3	3 Edith Av NUNAWADING 3131	\$1,310,000	07/06/2025

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:

16/10/2025 13:41

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$1,213,500



Property Type: Land
Land Size: 1106 sqm approx
Agent Comments

Comparable Properties



69 Central Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 869 sqm approx



11 Julie St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 849 sqm approx



3 Edith Av NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 816 sqm approx

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



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