

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

18 Susanne Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,032,500

Property Type

House

Suburb

Nunawading

Period - From

01/04/2026

to

30/06/2026

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	11 Jessie St BLACKBURN NORTH 3130	\$1,098,000	15/06/2026
2	14 Cyprus Av NUNAWADING 3131	\$1,004,500	30/05/2026
3	95 Esdale St NUNAWADING 3131	\$1,055,000	13/04/2026

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:

06/07/2026 12:26



Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2026: \$1,032,500

Comparable Properties



11 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,098,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx



14 Cyprus Av NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,004,500
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 582 sqm approx



95 Esdale St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,055,000
Method: Sold Before Auction
Date: 13/04/2026
Property Type: House (Res)
Land Size: 437 sqm approx

Account - McGrath Blackburn | P: 0398771277