

# 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

302/12 Wood Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$465,000 & \$510,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Nunawading

Period - From 10/02/2025 to 09/02/2026 Source Property Data

### 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	G05/370-372 Mitcham Rd MITCHAM 3132	\$490,000	31/12/2025
2	6/259 Canterbury Rd FOREST HILL 3131	\$473,000	12/11/2025
3	405/12 Wood St NUNAWADING 3131	\$510,000	06/10/2025

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:

10/02/2026 17:46

302/12 Wood Street, Nunawading Vic 3131

**McGrath**

Chris Manolopoulos

03 9877 1277

0439 478 825

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**Indicative Selling Price**

\$465,000 - \$510,000

**Median Unit Price**

10/02/2025 - 09/02/2026: \$670,000



2 1 1

**Property Type:** Subdivided Flat

Agent Comments

## Comparable Properties



**G05/370-372 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

1 1 1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** Apartment



**6/259 Canterbury Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$473,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Apartment



**405/12 Wood St NUNAWADING 3131 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** Apartment

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



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