

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

24 Zander Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Nunawading

Period - From 25/08/2025

to

24/08/2026

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	10 Dianne St DONCASTER EAST 3109	\$1,227,000	08/08/2026
2	52 Efron St NUNAWADING 3131	\$1,095,000	26/03/2026
3	3 Oxford St NUNAWADING 3131	\$1,090,000	05/03/2026

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:

25/08/2026 15:52



Property Type:

Agent Comments

Comparable Properties



10 Dianne St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,227,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 737 sqm approx



52 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 638 sqm approx



3 Oxford St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 673 sqm approx