

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

4/7 Luckie Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$852,500 Property Type Unit Suburb Nunawading

Period - From 01/10/2025 to 31/12/2025 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	3/47 Milton St NUNAWADING 3131	\$1,030,000	13/12/2025
2	1c Morloc St FOREST HILL 3131	\$972,000	22/11/2025
3			

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 19:40



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$852,500

Comparable Properties



3/47 Milton St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)



1c Morloc St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$972,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 295 sqm approx

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.