

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

405/12 WOOD STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

7/11 CHURCH STREET MITCHAM VIC 3132	\$499,500	08-Aug-25
407/12 WOOD STREET NUNAWADING VIC 3131	\$500,000	03-Apr-25
309/339 MITCHAM ROAD MITCHAM VIC 3132	\$485,000	21-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 17 September 2025


**7/11 CHURCH STREET MITCHAM
VIC 3132**

 2
  1
  1

Sold Price

^{RS}
\$499,500

Sold Date **08-Aug-25**

Distance **1.87km**

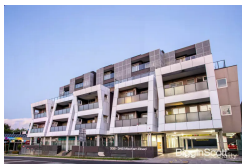
**407/12 WOOD STREET
NUNAWADING VIC 3131**

 2
  1
  1

Sold Price

\$500,000

Sold Date **03-Apr-25**

Distance **0km**

**309/339 MITCHAM ROAD
MITCHAM VIC 3132**

 2
  1
  1

Sold Price

\$485,000

Sold Date **21-Aug-25**

Distance **1.67km**
RS = Recent sale

UN = Undisclosed Sale

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