

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 9 SUNNYSIDE AVENUE, NUNAWADING

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 \$980,000 & \$1,075,000

Median sale price

Median price \$1,201,500 Property type HOUSE Suburb NUNAWADING

Period - From 19 NOV 25 to 19 JUNE 26 Source CORELOGIC

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. 95 ESDALE STREET NUNAWADING VIC 3131	\$ 1,055,000	13 APRIL 2026
2. 11 Lorikeet Street, Nunawading, Vic 3131	\$1,075,000	5 MAY 26
3. 9 Olwen Street, Nunawading, Vic 3131	\$1,060,000	28 MARCH 26

This Statement of Information was prepared on: 19 JUNE 2026