

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

65 ESDALE 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

House

Suburb

Nunawading

Period-from

15 Nov 2025

to

15 May 2026

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

95 ESDALE STREET NUNAWADING VIC 3131	\$1,055,000	13-Apr-26
5 HOLBERRY STREET NUNAWADING VIC 3131	\$1,165,000	21-Feb-26
1B HANDLEY COURT BLACKBURN NORTH VIC 3130	\$975,000	28-Feb-26

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: 15 May 2026