

# 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

13 Eugenia Street, Nunawading, Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,234,500

Property type

House

Suburb

Nunawading

Period - From

01/10/2025

to

31/12/2025

Source



### 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
8 Ravenswood Court, Nunawading, VIC 3131	\$1,440,000	09/12/2025
6 Flora Grove, Forest Hill, VIC 3131	\$1,367,000	19/11/2025
34 Davison Street, Mitcham, VIC 3132	\$1,376,000	11/10/2025

**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: 20/01/2026