

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

358 SPRINGFIELD ROAD 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,400

Property type

House

Suburb

Nunawading

Period-from

01 Mar 2024

to

28 Feb 2025

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 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

1 LINDSAY AVENUE NUNAWADING VIC 3131	\$1,040,000	20-Oct-24
28 TIRANA STREET MITCHAM VIC 3132	\$1,180,000	25-Jan-25
234 SPRINGFIELD ROAD BLACKBURN VIC 3130	\$1,113,000	15-Feb-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: 04 March 2025



1 LINDSAY AVENUE NUNAWADING VIC 3131 Sold Price **\$1,040,000** Sold Date **20-Oct-24**

3 2 -

Distance **0.33km**



28 TIRANA STREET MITCHAM VIC 3132 Sold Price **\$1,180,000** Sold Date **25-Jan-25**

3 1 2

Distance **0.69km**



234 SPRINGFIELD ROAD BLACKBURN VIC 3130 Sold Price ^{RS} **\$1,113,000** Sold Date **15-Feb-25**

3 1 2

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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