

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### 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

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

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: 03 March 2025



**234 SPRINGFIELD ROAD  
 BLACKBURN VIC 3130**

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Sold Price <sup>RS</sup> **\$1,113,000** Sold Date **15-Feb-25**

Distance **1.33km**



**28 TIRANA STREET MITCHAM VIC  
 3132**

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Sold Price **\$1,180,000** Sold Date **25-Jan-25**

Distance **0.69km**



**1 LINDSAY AVENUE NUNAWADING  
 VIC 3131**

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Sold Price **\$1,040,000** Sold Date **20-Oct-24**

Distance **0.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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