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

49 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,145,000	Pro	operty Type	Hou	ISE		Suburb	Nunawading
Period - From	01/04/2024	to	31/03/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	104 Esdale St NUNAWADING 3131	\$1,306,000	29/03/2025
2	2 Mark PI NUNAWADING 3131	\$1,320,000	22/03/2025
3	8 Sunnyside Av NUNAWADING 3131	\$1,355,000	08/02/2025

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:

01/04/2025 12:31



49 Mount Pleasant Road, Nunawading Vic 3131







Property Type: House (Previously Occupied - Detached) Land Size: 816 sqm approx

Agent Comments

(03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Jeff Anderson

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 01/04/2024 - 31/03/2025: \$1,145,000

Comparable Properties

Esdale Street	104 Esdale St NUNAWADING 3131 (REI) 1 1 2 Price: \$1,306,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments
	2 Mark PI NUNAWADING 3131 (REI) 3 2 6 4 Price: \$1,320,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments
	8 Sunnyside Av NUNAWADING 3131 (REI) 4 3 2 Price: \$1,355,000 Method: Auction Sale Date: 08/02/2025	Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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Property Type: House (Res)

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