

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,145,000 Property Type House Suburb Nunawading

Period - From 01/04/2024 to 31/03/2025 Source 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.

	Address 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 816 sqm approx

Agent Comments

## Comparable Properties



**104 Esdale St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**2 Mark PI NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

**8 Sunnyside Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** House (Res)