

# 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 6/108 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)

Single price \$589,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Nunawading

Period - From 13/03/2024

to 12/03/2025

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	5/444-446 Canterbury Rd FOREST HILL 3131	\$595,000	05/12/2024
2	6/39-41 Mount Pleasant Rd NUNAWADING 3131	\$528,000	05/02/2025
3	5/25 Mount Pleasant Rd NUNAWADING 3131	\$611,000	31/08/2024

**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:

13/03/2025 21:34



 2    1    1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$589,000

**Median Unit Price**

13/03/2024 - 12/03/2025: \$750,000

## Comparable Properties

5/444-446 Canterbury Rd FOREST HILL 3131 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$595,000

**Method:**

**Date:** 05/12/2024

**Property Type:** Unit



6/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$528,000

**Method:** Private Sale

**Date:** 05/02/2025

**Property Type:** Unit



5/25 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$611,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Unit

Account - Barry Plant | P: 03 9842 8888