Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	6/108 Mount Pleasant Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$589,000

Median sale price

Median price	\$750,000	Pro	perty Type Un	it		Suburb	Nunawading
Period - From	13/03/2024	to	12/03/2025	Sc	ource	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

	aress of comparable property	1 1100	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



Date of sale







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

Price: \$595,000 Method:

Date: 05/12/2024 Property Type: Unit



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

2

Price: \$528,000







Agent Comments

Method: Private Sale Date: 05/02/2025 Property Type: Unit



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

Price: \$611,000 Method: Auction Sale Date: 31/08/2024 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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