

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

1/359 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$785,000

Property Type

Unit

Suburb

Nunawading

Period - From

21/09/2025

to

20/09/2026

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	5/5-7 Nicoll St NUNAWADING 3131	\$740,000	17/07/2026
2	1/451 Springfield Rd MITCHAM 3132	\$645,000	24/06/2026
3	1/18a Springvale Rd NUNAWADING 3131	\$729,168	04/06/2026

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:

21/09/2026 13:48



 3  2  2

Property Type: Unit
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
21/09/2025 - 20/09/2026: \$785,000

Comparable Properties



5/5-7 Nicoll St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 17/07/2026
Property Type: Unit



1/451 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$645,000
Method: Private Sale
Date: 24/06/2026
Property Type: Unit
Land Size: 327 sqm approx



1/18a Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$729,168
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Account - Barry Plant | P: 03 9874 3355