## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
----------	---------	----------

	1/94-96 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

Range between	\$595,000	&	\$650,000
Range between	\$595,000	&	\$650,000

#### Median sale price

Median price	\$700,000	Pro	perty Type U	nit		Suburb	Nunawading
Period - From	22/07/2024	to	21/07/2025	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	20/39-41 Mount Pleasant Rd NUNAWADING 3131	\$623,800	19/07/2025
2	4/98-100 Mount Pleasant Rd NUNAWADING 3131	\$648,000	14/03/2025
3	6/39-41 Mount Pleasant Rd NUNAWADING 3131	\$528,000	05/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/07/2025 12:03









Property Type: Unit Land Size: 203 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$595,000 - \$650,000 **Median Unit Price** 22/07/2024 - 21/07/2025: \$700,000

# Comparable Properties

20/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 







Price: \$623,800 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 90 sqm approx

4/98-100 Mount Pleasant Rd NUNAWADING 3131 (REI)

2

Price: \$648,000

Method: Private Sale Date: 14/03/2025 Property Type: Unit





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

Price: \$528,000 Method: Private Sale Date: 05/02/2025 Property Type: Unit

Account - Barry Plant | P: 03 9874 3355





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.