

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

109/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Nunawading

Period - From

23/12/2024

to

22/12/2025

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	215/193-195 Springvale Rd NUNAWADING 3131	\$305,000	15/12/2025
2	114/193-195 Springvale Rd NUNAWADING 3131	\$315,000	03/09/2025
3			

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:

23/12/2025 10:14

Chris Manolopoulos
03 9877 1277
0439 478 825

chrismanolopoulos@mcrath.com.au

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

23/12/2024 - 22/12/2025: \$653,000



1 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



215/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



114/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

Land Size: 1896 sqm approx

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.