

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

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Property Type:

Flat/Unit/Apartment (Res)

[Agent Comments](#)

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

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

Comparable Properties



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

[Agent Comments](#)



Price: \$305,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



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

[Agent Comments](#)



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.

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