# 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

13/39-41 Mount Pleasant Road, Nunawading VIC 3131

#### Indicative selling price

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

Range between	\$640,000	&	\$700,000

#### Median sale price

Median price	\$710,000	Pro	pperty Type Un	it	Sul	uburb	Nunawading
Period - From	24/05/2025	to	23/11/2025	Sou	rce pd	lob	

#### 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 agents representative considers to be most comparable to the property for sale

# Address of comparable property Price Date of sale 3/98-100 Mount Pleasant Rd, Nunawading Vic \$680,000 15/11/2025 6/16-18 Shady Gr, Nunawading Vic \$653,000 15/10/2025

This Statement of Information was prepared on: 24/11/2025

\$645,500

### Median sale price

3/17 Percy St, Mitcham Vic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



03/09/2025





Property Type: Unit
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$640,000 - \$700,000
Median House Price
Year ending November 2025: \$710,000

# Comparable Properties



3/98-100 Mount Pleasant Rd, Nunawading Vic

**□** 2 <del>□</del> 1 **□** 2

Price: \$680,000 Method: Auction Sale Date: 15/11/2025 Property Type: Unit

Land Size:



6/16-18 Shady Gr, Nunawading Vic

Price: \$653,000 Method: Private Sale Date: 15/10/2025 Property Type: Unit

Land Size:



3/17 Percy St, Mitcham Vic

**□** 2 <del>□</del> 1 **□** 1

Price: \$645,500 Method: Sold Before Auction

Date: 03/09/2025 Property Type: Unit Land Size: 92 sqm approx

#### Account - Woodards Blackburn | P: 9894 1000



