

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

Single price \$690,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Nunawading

Period - From 22/06/2025

to 21/12/2025

Source pdol

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
3/31 Mount Pleasant Rd, Nunawading Vic	\$717,000	20/10/2025
6/16-18 Shady Gr, Nunawading Vic	\$653,000	15/10/2025

This Statement of Information was prepared on:

23/12/2025

Median sale price

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.

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



 2  1  1

Property Type: Unit

Mark Johnstone

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Indicative Selling Price

-

Median House Price

Year ending December 2025: \$710,000

Comparable Properties



3/98-100 Mount Pleasant Rd, Nunawading Vic

 2  1  2

Price: \$680,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Land Size:



3/31 Mount Pleasant Rd, Nunawading Vic

 2  1  1

Price: \$717,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: Unit

Land Size:



6/16-18 Shady Gr, Nunawading Vic

 2  1  1

Price: \$653,000

Method: Private Sale

Date: 15/10/2025

Property Type: Unit

Land Size:

Account - Woodards Blackburn | P: 9894 1000



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