# Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Unit offered for sale

Address	15 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 (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	_	Lower price	_	Higher price
Lot 2		Or range between	\$1,200,000	&	\$1,300,000
Lot 4		Or range between	\$1,200,000	&	\$1,300,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

# Suburb unit median sale price

Median price	\$710,000		Suburb	Nunawading	
Period - From	01/10/2024	to	30/09/2025	Source	REIV



# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Uni	t type	or (	class
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units	Address of comparable unit	Price Dat	e of sale
	1/21 Ian Cr MITCHAM 3132	\$1,250,000	21/08/2025
Lot 2	2/55 Percy St MITCHAM 3132	\$1,230,000	06/10/2025
	1/4 Worrell St NUNAWADING 3131	\$1,210,500	06/09/2025

Unit type or class	U	nit	tvr	e o	r cla	ass
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#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale

#### Unit type or class

e.g. One bedroom

units	Address of comparable unit	Price	Date of sale

#### Unit type or class

e.g. One bedroom

units	Address of comparable unit	Price	Date of sale

#### OR

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

This Statement of Information was prepared on:	10/11/2025 17:52
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