

# 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

2/84 Mount Pleasant Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$635,000

### Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### 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	5/517 Mitcham Rd VERMONT 3133	\$572,000	16/08/2025
2	20/39 Mount Pleasant Rd NUNAWADING 3131	\$623,800	19/07/2025
3	7/84 Mount Pleasant Rd NUNAWADING 3131	\$585,000	27/06/2025

**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:

24/09/2025 09:56

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**Indicative Selling Price**  
\$635,000

**Median Unit Price**  
June quarter 2025: \$875,000



2   1   1

**Property Type:** Unit  
**Agent Comments**

Comparable Properties



**5/517 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

2   1   1

**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** Unit

**20/39 Mount Pleasant Rd NUNAWADING 3131 (VG)**

**Agent Comments**

2   -   -

**Price:** \$623,800  
**Method:** Sale  
**Date:** 19/07/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**7/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** Unit  
**Land Size:** 86 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613