Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/31 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$650,000	&	\$700,000
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Median sale price

Median price	\$685,000	Pro	perty Type	Unit		Suburb	Nunawading
Period - From	13/10/2024	to	12/10/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	4/29 Mount Pleasant Rd NUNAWADING 3131	\$660,000	04/09/2025
2	20/39-41 Mount Pleasant Rd NUNAWADING 3131	\$623,800	19/07/2025
3	6/217 Springvale Rd NUNAWADING 3131	\$651,500	03/06/2025

OR

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

This Statement of Information was prepared on:	13/10/2025 12:52









Property Type: Unit Agent Comments

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price 13/10/2024 - 12/10/2025: \$685,000

Comparable Properties

4/29 Mount Pleasant Rd NUNAWADING 3131 (VG)

2







Agent Comments

Price: \$660,000 Method: Sale Date: 04/09/2025

Property Type: Flat/Unit/Apartment (Res)

20/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

2







Agent Comments

Price: \$623,800 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 90 sqm approx

6/217 Springvale Rd NUNAWADING 3131 (REI/VG)

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Agent Comments



Price: \$651,500 Method: Private Sale Date: 03/06/2025 Property Type: Unit

Land Size: 210 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800





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