

# 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

3/31 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Nunawading

Period - From

13/10/2024

to

12/10/2025

Source

Property 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	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 comparable properties 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



2 1 1

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)

Agent Comments

2 - -

Price: \$660,000  
Method: Sale  
Date: 04/09/2025  
Property Type: Flat/Unit/Apartment (Res)

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

Agent Comments

2 1 1

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)

Agent Comments

2 2 1

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