

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

4/178 CENTRAL ROAD NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Nunawading

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

2/180 CENTRAL ROAD NUNAWADING VIC 3131

\$895,000

03-May-25

7/16 FLORENCE STREET BLACKBURN VIC 3130

\$1,000,000

13-Feb-25

8/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131

\$835,000

27-Feb-25

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 6 months.

This Statement of Information was prepared on: 30 May 2025

**MANDY LEE**

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**2/180 CENTRAL ROAD
NUNAWADING VIC 3131**

3 2 1

Sold Price

^{RS}**\$895,000**

Sold Date

03-May-25

Distance

0.03km**7/16 FLORENCE STREET
BLACKBURN VIC 3130**

3 - 2

Sold Price

^{RS}**\$1,000,000**

Sold Date

13-Feb-25

Distance

0.34km**8/198-208 SPRINGVALE ROAD
NUNAWADING VIC 3131**

3 2 1

Sold Price

\$835,000

Sold Date

27-Feb-25

Distance

0.48km**RS** = Recent sale**UN** = Undisclosed Sale

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