Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/94-96 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

Range between	\$630,000	&	\$690,000
Range between	\$630,000	&	\$690,000

Median sale price

Median price	\$875,000	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	20/39-41 Mount Pleasant Rd NUNAWADING 3131	\$623,800	19/07/2025
2	4/98-100 Mount Pleasant Rd NUNAWADING 3131	\$648,000	14/03/2025
3	6/39-41 Mount Pleasant Rd NUNAWADING 3131	\$528,000	05/02/2025

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:	28/07/2025 09:47



Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price June quarter 2025: \$875,000

Comparable Properties

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

Agent Comments

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Price: \$623,800 Method: Auction Sale Date: 19/07/2025 Property Type: Unit Land Size: 90 sqm approx



4/98-100 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$648,000 Method: Private Sale Date: 14/03/2025 Property Type: Unit



6/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$528,000 Method: Private Sale Date: 05/02/2025 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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