

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

7/251 SPRINGFIELD 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Nunawading

Period-from

01 Jun 2024

to

31 May 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

3/377-383 SPRINGFIELD ROAD NUNAWADING VIC 3131

\$735,000

15-Feb-25

1/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

\$640,000

25-Jan-25

2/27 VICTORIA AVENUE MITCHAM VIC 3132

\$660,000

23-Mar-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: 26 June 2025

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**3/377-383 SPRINGFIELD ROAD
NUNAWADING VIC 3131**

2 1 1

Sold Price **\$735,000** Sold Date **15-Feb-25**

Distance **1.3km**



**1/31 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

2 1 1

Sold Price **\$640,000** Sold Date **25-Jan-25**

Distance **1.68km**



**2/27 VICTORIA AVENUE MITCHAM
VIC 3132**

2 1 2

Sold Price **\$660,000** Sold Date **23-Mar-25**

Distance **1.76km**

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

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