

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

215/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$668,000

Property Type

Unit

Suburb

Nunawading

Period - From

18/07/2024

to

17/07/2025

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	123B/1 Colombo St MITCHAM 3132	\$298,000	23/04/2025
2	213/193 Springvale Rd NUNAWADING 3131	\$320,000	08/03/2025
3	402/193-195 Springvale Rd NUNAWADING 3131	\$320,000	27/02/2025

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:

18/07/2025 14:14



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
18/07/2024 - 17/07/2025: \$668,000

Comparable Properties



123B/1 Colombo St MITCHAM 3132 (REI)

Agent Comments

1 1 1

Price: \$298,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

213/193 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

1 - -

Price: \$320,000
Method: Sale
Date: 08/03/2025
Property Type: Subdivided Flat - Single OYO Flat



402/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

1 1 1

Price: \$320,000
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133