

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 68 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,301,000 Property Type House Suburb Nunawading

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	45 Worrell St NUNAWADING 3131	\$930,000	29/10/2025
2	419 Mitcham Rd MITCHAM 3132	\$940,000	04/10/2025
3	12 Koroit St NUNAWADING 3131	\$880,000	01/10/2025

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: 03/03/2026 16:04



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Property Type: House
Land Size: 763 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median House Price
 December quarter 2025: \$1,301,000

Comparable Properties



45 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$930,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 449 sqm approx



419 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$940,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 758 sqm approx



12 Koroit St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 300 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800