

# 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 311/193-195 Springvale Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$661,500 Property Type Unit Suburb Nunawading

Period - From 06/05/2025 to 05/05/2026 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	219/251 Canterbury Rd FOREST HILL 3131	\$431,000	24/03/2026
2	205/435-439 Whitehorse Rd MITCHAM 3132	\$415,000	12/02/2026
3	319/193 Springvale Rd NUNAWADING 3131	\$426,800	04/01/2026

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: 06/05/2026 10:01

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

06/05/2025 - 05/05/2026: \$661,500



2   1   1

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



219/251 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2   1   1

**Price:** \$431,000

**Method:** Private Sale

**Date:** 24/03/2026

**Property Type:** Apartment



205/435-439 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

1   1   1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment

319/193 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

2   -   -

**Price:** \$426,800

**Method:** Sale

**Date:** 04/01/2026

**Property Type:** Subdivided Flat - Single OYO Flat

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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