

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

309/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Nunawading

Period - From 16/03/2025 to 15/03/2026 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	109/193-195 Springvale Rd NUNAWADING 3131	\$322,000	27/01/2026
2	215/193-195 Springvale Rd NUNAWADING 3131	\$305,000	15/12/2025
3	215/193-195 Springvale Rd NUNAWADING 3131	\$318,000	24/10/2025

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:

16/03/2026 11:54

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
16/03/2025 - 15/03/2026: \$760,000

Comparable Properties



109/193-195 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**
 1 1 1

Price: \$322,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



215/193-195 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**
 1 1 1

Price: \$305,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment



215/193-195 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**
 1 1 1

Price: \$318,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment