

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

5/45 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$530,000

&

\$560,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Nunawading

Period - From

18/09/2025

to

17/09/2026

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	8/5 Luckie St NUNAWADING 3131	\$550,000	10/08/2026
2	5/27 Mount Pleasant Rd NUNAWADING 3131	\$572,000	18/07/2026
3	16/39-41 Mount Pleasant Rd NUNAWADING 3131	\$580,000	04/06/2026

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:

18/09/2026 16:07



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Property Type: Unit
Land Size: 159 sqm approx
Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

18/09/2025 - 17/09/2026: \$680,000

Comparable Properties



8/5 Luckie St NUNAWADING 3131 (REI)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 10/08/2026
Rooms: 4
Property Type: Unit



5/27 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$572,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Unit



16/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355