

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

1/451 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2025 to 31/03/2026 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	4/1 Wooddale Gr MITCHAM 3132	\$820,000	12/11/2025
2	2/3-5 Quarry Rd MITCHAM 3132	\$825,000	14/03/2026
3	16 Luckie St NUNAWADING 3131	\$850,000	11/10/2025

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:

01/04/2026 14:44



 3  1  2

Property Type: Unit
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
01/04/2025 - 31/03/2026: \$785,000

Comparable Properties

4/1 Wooddale Gr MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$820,000
Method:
Date: 12/11/2025
Property Type: Unit



2/3-5 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$825,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: Unit



16 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$850,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 360 sqm approx

Account - Barry Plant | P: 03 9874 3355