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	2/293 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $811,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2026 to 30/06/2026 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	3/12 East India Av NUNAWADING 3131	$822,000	09/07/2026
2	1/23 Faulkner St BLACKBURN SOUTH 3130	$842,500	10/06/2026
3	2/198-208 Springvale Rd NUNAWADING 3131	$812,000	08/04/2026

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: 03/08/2026 14:37

2/293 Springvale Road, Nunawading Vic 3131



3 2 1

Property Type: Unit
Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
June quarter 2026: $811,000

Comparable Properties

3/12 East India Av NUNAWADING 3131 (REI)

3 1 1

Price: $822,000
Method: Private Sale
Date: 09/07/2026
Property Type: Unit

Agent Comments



1/23 Faulkner St BLACKBURN SOUTH 3130 (REI)

3 1 1

Price: $842,500
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 264 sqm approx

Agent Comments



2/198-208 Springvale Rd NUNAWADING 3131 (REI)

3 1 2

Price: $812,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Townhouse (Res)
Land Size: 314 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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