

# 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 406/193-195 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 \$325,000 & \$340,000

### Median sale price

Median price \$764,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2025 to 31/12/2025 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	215/193-195 Springvale Rd NUNAWADING 3131	\$305,000	15/12/2025
2	321/251 Canterbury Rd FOREST HILL 3131	\$305,000	26/11/2025
3	20/259 Canterbury Rd FOREST HILL 3131	\$425,000	12/11/2025

**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: 27/01/2026 11:20



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$325,000 - \$340,000

Median Unit Price

Year ending December 2025: \$764,000

## Comparable Properties



215/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$305,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment



321/251 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

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Price: \$305,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment



20/259 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment

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