

# 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

2/271 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 \$950,000 & \$1,045,000

### 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	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026
2	1/87 Springvale Rd NUNAWADING 3131	\$910,000	01/12/2025
3	1c Morloc St FOREST HILL 3131	\$972,000	22/11/2025

**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:

24/02/2026 12:10



**Property Type:** Unit

**Land Size:** 309 sqm approx

**Agent Comments**

## Comparable Properties



**2/38 High St NUNAWADING 3131 (REI)**

**Agent Comments**



**Price:** \$1,033,500

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Unit



**1/87 Springvale Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**



**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 01/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 249 sqm approx



**1c Morloc St FOREST HILL 3131 (REI/VG)**

**Agent Comments**



**Price:** \$972,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Unit

**Land Size:** 295 sqm approx

**Account - Jellis Craig | P: (03) 9908 5700**