

# 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

11 Mardion Drive, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,230,000 Property Type House Suburb Nunawading

Period - From 01/04/2025 to 31/03/2026 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	63 Mount Pleasant Rd NUNAWADING 3131	\$1,170,000	28/02/2026
2	8 Mardion Dr NUNAWADING 3131	\$1,210,000	24/02/2026
3			

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:

14/04/2026 10:29

11 Mardion Drive, Nunawading Vic 3131

Paige Heavyside  
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0435889545  
paige@heavyside.co



**Property Type:** House (Res)  
**Land Size:** 630.847 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2026: \$1,230,000

## Comparable Properties



**63 Mount Pleasant Rd NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 772 sqm approx



**8 Mardion Dr NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx

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.

**Account - Heavyside**



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