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	281 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,200,000 Property Type House 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	13 Simon St BLACKBURN NORTH 3130	$1,262,000	14/12/2025
2	208 Springfield Rd BLACKBURN 3130	$1,260,000	07/10/2025
3	309 Springfield Rd NUNAWADING 3131	$1,300,000	29/08/2025

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: 23/01/2026 14:29

281 Springfield Road, Nunawading Vic 3131

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 1 1

Property Type: House
Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending December 2025: $1,200,000

Comparable Properties



13 Simon St BLACKBURN NORTH 3130 (REI)

5 3 3

Price: $1,262,000
Method: Auction Sale
Date: 14/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



208 Springfield Rd BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



309 Springfield Rd NUNAWADING 3131 (REI/VG)

4 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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