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	68 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,301,000 Property Type House Suburb Nunawading

Period - From 01/10/2025 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	11 Koala Av NUNAWADING 3131	$915,000	28/03/2026
2	305 Mitcham Rd MITCHAM 3132	$825,000	27/02/2026
3	81 Rooks Rd MITCHAM 3132	$877,500	10/11/2025

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: 31/03/2026 17:26

68 Springvale Road, Nunawading Vic 3131

Luna Tian
03 9889 8800
0424990327
lunatian@mcgrath.com.au



5 2 3

Property Type: House
Land Size: 765 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2025: $1,301,000

Comparable Properties



11 Koala Av NUNAWADING 3131 (REI)

4 1 1

Price: $915,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments



305 Mitcham Rd MITCHAM 3132 (REI)

2 2 2

Price: $825,000
Method: Sold Before Auction
Date: 27/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments



81 Rooks Rd MITCHAM 3132 (REI/VG)

2 1 1

Price: $877,500
Method: Sold Before Auction
Date: 10/11/2025
Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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