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	16/39-41 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Single price $588,000

Median sale price

Median price $833,500 Property Type Unit 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	7/39-41 Mount Pleasant Rd NUNAWADING 3131	$590,000	20/04/2026
2	4/517 Mitcham Rd VERMONT 3133	$586,000	04/03/2026
3	2/84 Mount Pleasant Rd NUNAWADING 3131	$590,000	28/02/2026

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: 25/05/2026 10:49

16/39-41 Mount Pleasant Road, Nunawading Vic 3131

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$588,000
Median Unit Price
Year ending March 2026: $833,500

Comparable Properties



7/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 20/04/2026
Property Type: Unit

Agent Comments



4/517 Mitcham Rd VERMONT 3133 (REI/VG)

2 1 1

Price: $586,000
Method: Private Sale
Date: 04/03/2026
Property Type: Unit

Agent Comments



2/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 28/02/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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