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	1/94-96 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $705,000 Property Type Unit Suburb Nunawading

Period - From 13/08/2024 to 12/08/2025 Source Property Data

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	20/39-41 Mount Pleasant Rd NUNAWADING 3131	$623,800	19/07/2025
2	4/98-100 Mount Pleasant Rd NUNAWADING 3131	$648,000	14/03/2025
3	6/39 Mount Pleasant Rd NUNAWADING 3131	$528,000	06/02/2025

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: 13/08/2025 17:00

1/94-96 Mount Pleasant Road, Nunawading Vic 3131



2 1 1

Property Type: Unit
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
13/08/2024 - 12/08/2025: $705,000

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.

Comparable Properties

20/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 1

Agent Comments

Price: $623,800
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit
Land Size: 90 sqm approx



4/98-100 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 2

Agent Comments

Price: $648,000
Method: Private Sale
Date: 14/03/2025
Property Type: Unit

6/39 Mount Pleasant Rd NUNAWADING 3131 (VG)

2 - -

Agent Comments

Price: $528,000
Method: Sale
Date: 06/02/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355

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