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	215/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $644,000 Property Type Unit Suburb Nunawading

Period - From 14/10/2024 to 13/10/2025 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	114/193-195 Springvale Rd NUNAWADING 3131	$315,000	03/09/2025
2	506A/1 Colombo St MITCHAM 3132	$290,000	30/06/2025
3	105/435-439 Whitehorse Rd MITCHAM 3132	$345,000	27/06/2025

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: 14/10/2025 11:28

215/193-195 Springvale Road, Nunawading Vic 3131

McGrath

Chris Manolopoulos
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1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
14/10/2024 - 13/10/2025: $644,000

Comparable Properties



114/193-195 Springvale Rd NUNAWADING 3131 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment
Land Size: 1896 sqm approx

Agent Comments



506A/1 Colombo St MITCHAM 3132 (REI/VG)

1 1 1

Price: $290,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit

Agent Comments



105/435-439 Whitehorse Rd MITCHAM 3132 (REI)

1 1 1

Price: $345,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit

Agent Comments

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