

## 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

2/371 SPRINGFIELD ROAD NUNAWADING VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,080,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Townhouse

Suburb

Nunawading

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

2/42 EFRON STREET NUNAWADING VIC 3131	\$972,500	13-Sep-24
2A JOYCE STREET NUNAWADING VIC 3131	\$940,000	11-Oct-24
3/28 BURNT STREET NUNAWADING VIC 3131	\$1,100,000	22-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2025