

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

1/18a Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$984,400

Property Type Townhouse

Suburb Nunawading

Period - From 29/04/2025

to

28/04/2026

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	2/198-208 Springvale Rd NUNAWADING 3131	\$812,000	08/04/2026
2	4/43-45 Mcdowall St MITCHAM 3132	\$780,000	28/03/2026
3	3/300 Springfield Rd NUNAWADING 3131	\$785,000	24/11/2025

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:

29/04/2026 21:15



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Townhouse Price
29/04/2025 - 28/04/2026: \$984,400

Comparable Properties



2/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$812,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Townhouse (Res)
Land Size: 314 sqm approx



4/43-45 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$780,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

3/300 Springfield Rd NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$785,000
Method: Sale
Date: 24/11/2025
Property Type: Flat/Unit/Apartment (Res)