

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

2/1 Menin Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$742,500

Property Type Unit

Suburb Nunawading

Period - From 15/05/2024

to

14/05/2025

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	4/36 Mount Pleasant Rd NUNAWADING 3131	\$700,000	13/03/2025
2	3/377 Springfield Rd NUNAWADING 3131	\$735,000	15/02/2025
3	19 Abelia St NUNAWADING 3131	\$725,000	19/11/2024

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:

15/05/2025 16:13



 2  1  2

Property Type: Unit
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
15/05/2024 - 14/05/2025: \$742,500

Comparable Properties



4/36 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

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Price: \$700,000
Method: Private Sale
Date: 13/03/2025
Property Type: Unit
Land Size: 133 sqm approx



3/377 Springfield Rd NUNAWADING 3131 (VG)

Agent Comments

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Price: \$735,000
Method: Sale
Date: 15/02/2025
Property Type: Flat/Unit/Apartment (Res)



19 Abelia St NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$725,000
Method: Private Sale
Date: 19/11/2024
Property Type: Unit
Land Size: 243 sqm approx

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