

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

2/228 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$821,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	2/271 Springvale Rd NUNAWADING 3131	\$980,000	30/05/2026
2	2/198 Springvale Rd NUNAWADING 3131	\$812,000	08/04/2026
3	7/198 Springvale Rd NUNAWADING 3131	\$935,000	19/03/2026

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:

27/07/2026 13:53



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Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2026: \$821,000

Comparable Properties



2/271 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 309 sqm approx

2/198 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

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Price: \$812,000
Method: Sale
Date: 08/04/2026
Property Type: Flat/Unit/Apartment (Res)



7/198 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

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Price: \$935,000
Method: Sale
Date: 19/03/2026
Property Type: Flat/Unit/Apartment (Res)