

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

2/271 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$833,500

Property Type Unit

Suburb Nunawading

Period - From 01/04/2025

to

31/03/2026

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	2/7 Homewood St NUNAWADING 3131	\$1,081,000	21/03/2026
2	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026
3	1c Morloc St FOREST HILL 3131	\$972,000	22/11/2025

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 14:23

2/271 Springvale Road, Nunawading Vic 3131

JellisCraig

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending March 2026: \$833,500



3 2 2

Property Type: Unit

Land Size: 309 sqm approx

Agent Comments

Comparable Properties



2/7 Homewood St NUNAWADING 3131 (REI)

Agent Comments

3 2 2

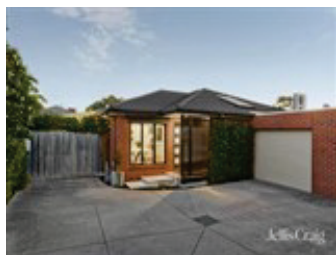
Price: \$1,081,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 339 sqm approx



2/38 High St NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 1

Price: \$1,033,500

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit



1c Morloc St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$972,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 295 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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