

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

2/347 SPRINGFIELD ROAD NUNAWADING VIC 3131

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,750

Property type

Unit

Suburb

Nunawading

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

2A TREVOR COURT NUNAWADING VIC 3131	\$1,160,500	31-Jan-26
2/79 JUNCTION ROAD NUNAWADING VIC 3131	\$1,250,000	19-Mar-26
5/8-10 WOODDALE GROVE MITCHAM VIC 3132	\$1,157,000	14-Mar-26

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: 23 June 2026



2A TREVOR COURT NUNAWADING VIC 3131 Sold Price **\$1,160,500** Sold Date **31-Jan-26**

 3  2  2

Distance **0.86km**



2/79 JUNCTION ROAD NUNAWADING VIC 3131 Sold Price **\$1,250,000** Sold Date **19-Mar-26**

 3  2  2

Distance **0.98km**



5/8-10 WOODDALE GROVE MITCHAM VIC 3132 Sold Price **\$1,157,000** Sold Date **14-Mar-26**

 3  2  2

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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