

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

32 Ashwood Drive, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Nunawading

Period - From 22/07/2025

to

21/07/2026

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	417 Springfield Rd MITCHAM 3132	\$1,249,000	23/05/2026
2	414 Springfield Rd MITCHAM 3132	\$1,270,000	07/04/2026
3	29 Dunfield Av MITCHAM 3132	\$1,225,000	24/03/2026

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:

22/07/2026 08:26



4 3 2

Property Type: House (Res)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



417 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$1,249,000

Method: Private Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 612 sqm approx



414 Springfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 3 2

Price: \$1,270,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 580 sqm approx



29 Dunfield Av MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,225,000

Method: Private Sale

Date: 24/03/2026

Property Type: House (Res)

Land Size: 540 sqm approx