

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

4/104 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Nunawading

Period - From 14/07/2025 to 13/07/2026 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	1/28 Orient Av MITCHAM 3132	\$675,000	30/05/2026
2	2/17 Burnt St NUNAWADING 3131	\$663,000	04/05/2026
3	5/23 Mount Pleasant Rd NUNAWADING 3131	\$625,000	02/03/2026

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:

14/07/2026 13:44



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



1/28 Orient Av MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$675,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



2/17 Burnt St NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$663,000

Method: Private Sale

Date: 04/05/2026

Property Type: Unit

Land Size: 144 sqm approx



5/23 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 02/03/2026

Property Type: Unit