

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

5/27 MOUNT PLEASANT 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

\$500,000

&

\$550,000

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

16/39-41 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$580,000	13-Jun-26
302/12 WOOD STREET NUNAWADING VIC 3131	\$531,000	17-Feb-26
402/12 WOOD STREET NUNAWADING VIC 3131	\$531,000	14-Apr-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: 25 June 2026



16/39-41 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131

 2
  1
  1

Sold Price

^{RS} **\$580,000**

Sold Date

13-Jun-26

Distance

0.13km



302/12 WOOD STREET
NUNAWADING VIC 3131

 2
  1
  1

Sold Price

\$531,000

Sold Date

17-Feb-26

Distance

0.25km



402/12 WOOD STREET
NUNAWADING VIC 3131

 2
  2
  1

Sold Price

Sold Date

14-Apr-26

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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