

## 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

4/178 CENTRAL ROAD NUNAWADING VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Nunawading

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 2/180 CENTRAL ROAD NUNAWADING VIC 3131        | \$895,000   | 03-May-25 |
| 7/16 FLORENCE STREET BLACKBURN VIC 3130       | \$1,000,000 | 13-Feb-25 |
| 8/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131 | \$835,000   | 27-Feb-25 |

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: 30 May 2025



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2/180 CENTRAL ROAD  
NUNAWADING VIC 3131

3 2 1

Sold Price

<sup>RS</sup>

\$895,000

Sold Date

03-May-25

Distance

0.03km



7/16 FLORENCE STREET  
BLACKBURN VIC 3130

3 - 2

Sold Price

<sup>RS</sup>

\$1,000,000

Sold Date

13-Feb-25

Distance

0.34km



8/198-208 SPRINGVALE ROAD  
NUNAWADING VIC 3131

3 2 1

Sold Price

\$835,000

Sold Date

27-Feb-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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