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<br>Including suburb and postcode | 11 Mardion Drive, Nunawading Vic 3131 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,200,000 Property Type House Suburb Nunawading

Period - From 01/01/2025 to 31/12/2025 Source REIV

## 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 | 52 Efron St NUNAWADING 3131 | $1,095,000 | 26/03/2026 |
| 2 | 63 Mount Pleasant Rd NUNAWADING 3131 | $1,170,000 | 28/02/2026 |
| 3 | 240 Springfield Rd NUNAWADING 3131 | $1,180,000 | 14/02/2026 |

**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: 07/04/2026 15:04

# 11 Mardion Drive, Nunawading Vic 3131

Paige Heavyside
9470 3390
0435889545
paige@heavyside.co




3 2 2

**Property Type:** House (Res)
**Land Size:** 625 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending December 2025: $1,200,000

## Comparable Properties



**52 Efron St NUNAWADING 3131 (REI)**

3 1 2

**Price:** $1,095,000
**Method:** Private Sale
**Date:** 26/03/2026
**Property Type:** House
**Land Size:** 638 sqm approx

Agent Comments



**63 Mount Pleasant Rd NUNAWADING 3131 (REI)**

3 2 2

**Price:** $1,170,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** House (Res)
**Land Size:** 772 sqm approx

Agent Comments



**240 Springfield Rd NUNAWADING 3131 (REI)**

4 2 -

**Price:** $1,180,000
**Method:** Auction Sale
**Date:** 14/02/2026
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 784 sqm approx

Agent Comments

**Account** - Heavyside

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