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	2/41 Betula Avenue, Nunawading Vic 3131

Indicative selling price

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

Single price	$895,000

Median sale price

Median price	$1,000,000	Property Type	Townhouse	Suburb	Nunawading
Period - From	29/11/2024	to	28/11/2025	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	6/27 Percy St MITCHAM 3132	$897,000	21/07/2025
2	6/33 Forest Rd FOREST HILL 3131	$930,000	21/07/2025
3	1/3 Everglade Av FOREST HILL 3131	$910,000	28/06/2025

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: 29/11/2025 15:59