Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 08/10/2026

Property offered for sale

Address
Including suburb and postcode: 10 Blue Hills Avenue, Nunawading Vic 3131

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	2	100	536

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,130,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,220,000 Property type: House Suburb: Nunawading

Period: from 01/07/2025 to 30/06/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	17 Evandale Av NUNAWADING 3131		
Sale price	$1,193,000	Date of sale	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	2	N/A	562

Comparable property 2

Address	17 Elder St BLACKBURN 3130		
Sale price	$1,246,000	Date of sale	02/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	1	N/A	404

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

No other comparable properties found

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,131,000	Unconditional sale date	8/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=6ff1cef01039e9abb507f56bbe2f1d56

10 Blue Hills Avenue, Nunawading Vic 3131

FLETCHERS



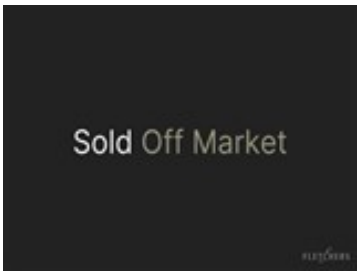
3 1 2

Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$1,130,000
Median House Price
Year ending June 2026: $1,220,000

Comparable Properties



17 Evandale Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,193,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)

Agent Comments



17 Elder St BLACKBURN 3130 (REI)

3 1 1

Price: $1,246,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

No other comparable properties found

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

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