

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

10 Betula Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,301,000 Property Type House Suburb Nunawading

Period - From 01/10/2025 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	6 Terrigal La VERMONT 3133	\$1,965,000	29/03/2026
2	37 Barkly Tce MITCHAM 3132	\$2,100,000	07/03/2026
3	33 Gerald St BLACKBURN 3130	\$1,940,000	15/11/2025

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:

02/04/2026 10:20



Rooms: 6
Property Type: House (Res)
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
December quarter 2025: \$1,301,000

Comparable Properties



6 Terrigal La VERMONT 3133 (REI)



Price: \$1,965,000
Method: Auction Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments

4 bedrooms plus 5th bedroom / study



37 Barkly Tce MITCHAM 3132 (REI)



Price: \$2,100,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 837 sqm approx

Agent Comments

4 bedrooms plus 5th bedroom / study



33 Gerald St BLACKBURN 3130 (REI)



Price: \$1,940,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 1443 sqm approx

Agent Comments