

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](http://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