Harcourts Rowville

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: **20/213 Normanby Road, Notting Hill, VIC 3168**

**Indicative selling price**

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

**Price range** **$490,000 to $539,000**

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**Median sale price**

Median Price: **$466,000**
Property Type: **Unit**
Suburb: **Notting Hill VIC 3168**
Period From: **July 2025 to September 2025**
Source: **REIV**

**Comparable property sales**

These are the 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 |
|---|---|---|---|
|  | 204/416-420 Ferntree Gully Road, Notting Hill | $495,000 | 09/08/2025 |

**This Statement of Information was prepared on: 14th January 2026**