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	53 Westerfield Drive, Notting Hill Vic 3168

Indicative selling price

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

Range between $950,000 & $1,030,000

Median sale price

Median price $1,151,000 Property Type House Suburb Notting Hill

Period - From 01/07/2023 to 30/06/2024 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	15 Trent Ct NOTTING HILL 3168	$1,025,000	21/09/2024
2	1 Essington Ct MULGRAVE 3170	$1,040,000	16/08/2024
3	654 Ferntree Gully Rd WHEELERS HILL 3150	$1,000,000	22/07/2024

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: 26/09/2024 11:51

53 Westerfield Drive, Notting Hill Vic 3168

Ras van der Merwe
8849 8088
0457 316 306
rasvandermerwe@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,030,000
Median House Price
Year ending June 2024: $1,151,000

Comparable Properties



15 Trent Ct NOTTING HILL 3168 (REI)

4 2 2

Price: $1,025,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments



1 Essington Ct MULGRAVE 3170 (REI)

4 1 2

Price: $1,040,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



654 Ferntree Gully Rd WHEELERS HILL 3150 (REI/VG)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 683 sqm approx

Agent Comments

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