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	1 Erawan Avenue, Notting Hill Vic 3168

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,250,000 Property Type House Suburb Notting Hill

Period - From 01/01/2024 to 31/12/2024 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	53 Westerfield Dr NOTTING HILL 3168	$1,160,000	12/10/2024
2	19 Samada St NOTTING HILL 3168	$1,250,000	07/10/2024
3	16 Westerfield Dr NOTTING HILL 3168	$1,311,000	05/10/2024

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: 21/01/2025 10:49

1 Erawan Avenue, Notting Hill Vic 3168

Di Goldsmith
8849 8088
0417 166 088
digoldsmith@jelliscraig.com.au



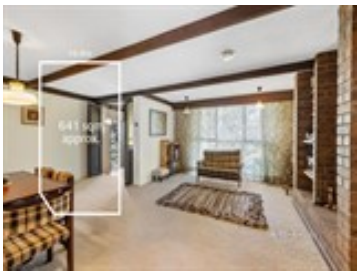
4 2 2

Property Type: House
Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending December 2024: $1,250,000

Comparable Properties



53 Westerfield Dr NOTTING HILL 3168 (REI)

3 1 1

Price: $1,160,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



19 Samada St NOTTING HILL 3168 (REI)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 07/10/2024
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments



16 Westerfield Dr NOTTING HILL 3168 (REI/VG)

3 2 1

Price: $1,311,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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